



# REGULATORY SERVICES COMMITTEE

4 April 2013

# REPORT

**Subject Heading:**

**P0079.13 – Parsonage Farm Primary School, Farm Road, Rainham**

**Single storey extension (Application received 22<sup>nd</sup> January 2013)**

**Report Author and contact details:**

**Helen Oakerbee (Planning Control Manager) 01708 432800**

**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. Staff consider the application to be acceptable and recommend its 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 – The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 10 of the application form unless otherwise agreed in writing by the Local Planning Authority.

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.

## 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.

## REPORT DETAIL

### 1. Site Description

- 1.1 The application site is Parsonage Farm Primary School which is located on the southern side of Farm Road. There are playing fields to rear of the school building, which separates it from surrounding residential properties. The application site is located within a predominantly residential area and is joined on four sides by residential properties with associated rear gardens.

### 2. Description of Proposal

- 2.1 The application seeks permission for a single storey extension that comprises of an activity room. The extension would have a width of 7.2 metres, a depth of 5.4 metres and a height of 3.3 metres with a flat roof. The proposed materials for the extension are facing brickwork and curtain walling, a felt roof and white aluminium windows.

### 3. Relevant History

- 3.1 P1272.05 –Single storey extension to existing School, incorporating a classroom, staffroom, library and toilets with link under cover/walkway– Approved.

### 4. Consultations/Representations

- 4.1 Notification letters were sent to 33 neighbouring properties. Two letters of objection were received with detailed comments that have been summarised as follows:
- Parking and traffic congestion;
  - Access for construction and delivery vehicles;
  - 
  - Highway safety.

- 4.2 In response to the above, comments regarding access for construction and delivery vehicles are not material planning considerations. 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 an activity room. 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 would not be harmful to the streetscene, as it would be located within the school grounds and would be set back approximately 40 metres from the end of the access road in Farm Road. It is considered that the single storey extension has been designed in sympathy with the existing school building.

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 3.3 metres and would be approximately 13 metres from the northern boundary of the site.

6.5 Highway/parking issues

6.5.1 The proposal would not increase staffing levels or traffic levels. As it is not proposed to increase staff numbers, the Highway Authority has no objection to the proposal. It is considered that the proposal would not create any highway or parking issues over and above existing conditions.

6.5.2 It is noted that the subject matter of the objections is largely focussed on the existing impact the school has on parking and congestion in the locality. Following enquiries with Parsonage Farm Primary School, it has been confirmed that this proposal does not involve increasing staff or pupil numbers. Also, the school will maintain an existing three form of entry arrangement for pupils.

## **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 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 and application form received on 22<sup>nd</sup> January 2013.