



# REGULATORY SERVICES COMMITTEE

24 October 2013

# REPORT

**Subject Heading:**

**P0965.13 Suttons Primary School,  
Suttons Lane**

**Installation of new demountable  
building to serve as temporary  
classroom**

**Report Author and contact details:**

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**Policy context:**

**Local Development Framework**

**Financial summary:**

**None**

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

Ensuring a clean, safe and green borough	[ ]
Championing education and learning for all	[X]
Providing economic, social and cultural activity in thriving towns and villages	[ ]
Valuing and enhancing the lives of our residents	[X]
Delivering high customer satisfaction and a stable council tax	[ ]

## SUMMARY

The application is brought to committee as the proposal relates to a Council School. The application is for the erection of a demountable building to serve as a temporary classroom. The proposal is considered acceptable in all material respects, including design and layout, impact on neighbouring amenity, environmental impact and parking and highway issues. The proposal is judged to be acceptable in all material respects and subject to safeguarding conditions it is recommended that planning permission is granted.

## RECOMMENDATIONS

1. 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, amenity and pedestrians and address desire lines in order to accord with Development Plan Document Policies DC32 and DC34.

2. Within 3 months of the date of this decision a review of the current travel plan for the school shall be undertaken. Within 6 months of the date of this decision an updated travel plan, incorporating results of the review and mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority.

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.

3. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans and documents approved by the local planning authority:

Reason: To accord with the submitted details and LDF Development Control Policies Development Plan Document Policy DC61.

## **INFORMATIVES**

1. 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.
2. 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.

### **REPORT DETAIL**

#### **1. Site Description**

- 1.1 The subject site lies to the west of Sutton Lane.
- 1.2 The application site consists of one large school building at the north east corner and playing fields to the south and west.
- 1.3 The site is surrounded by residential properties to the north, east and south.
- 1.4 To the west of the application site is The Sanders Draper School.

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

- 2.1 The application is for erection of a demountable classroom building on a temporary basis.
- 2.2 The proposed building at approx. 8.896m deep and 9.592m wide, designed with a flat roof would be 3.6m high to the eaves.
- 2.3 The proposal would be positioned to the south west corner of the main school building.
- 2.4 The proposal would be constructed in textured rendered panels with a three layer felt roof. The proposed windows and doors would be constructed in double glazed white upvc.

#### **3. Relevant History**

- 3.1 No relevant recorded history.

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

4.1 The application was publicised by the direct notification of adjoining properties. One letter of objection was received as summarised below:

- Additional traffic
- Congestion
- Difficult for emergency vehicles to access the site
- Alternative second access should be introduced into the site

4.2 Officers response: Please see highway section of the report

4.3 Highways Authority: No objection to the proposal providing the attachment of a condition requesting a review of the parking restrictions around the school within 18 months.

## **5. Relevant Policies**

5.1 London Plan Policies: 3.18 (Education Facilities) 6.3 (assessing effect on transport capacity), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.4 (local character)

5.2 Policies DC29, DC33 and DC61 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document ("the LDF") are material considerations. In addition, the Residential Design Supplementary Planning Document ("the SPD"), Designing Safer Places SPD, Landscaping SPD, Sustainable Design and Construction SPD, and Draft Planning Obligations SPD are also material considerations in this case.

5.3 The provisions of the National Planning Policy Framework are also a material consideration.

## **6.1 Staff Comments**

6.1.1 The issues arising from this application are the principle of development, the impact of its design, scale and massing on the character of the area, impact on neighbours living conditions and parking and highway matters.

## **6.2 Principle of Development**

6.2.1 The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify

- 6.2.2 Policy 3.18 Education Facilities of the London Plan also states that Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged. Proposals which result in the net loss of education facilities should be resisted, unless it can be demonstrated that there is no ongoing or future demand.
- 6.2.3 The proposed demountable building to provide additional school places is therefore acceptable in principle, subject to, not harming the character and appearance of the surrounding area, neighbours amenity or resulting in highway or parking issues.

### **6.3 Design / Impact on Streetscene**

- 6.3.1 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.
- 6.3.2 The proposed building at 3.6m high to the eaves would be positioned to the south west corner of the existing school building. The proposal by reason of its limited scale and positioning would not harm the appearance and character of the site and surrounding area.
- 6.3.3 The proposal designed as a subordinate building and constructed in textured rendered panels and upvc windows would be in keeping with the design and appearance of the existing school building on site.
- 6.3.4 The proposed building by reason of its design, positioning and scale would safeguard and preserve the character and appearance of the school and surrounding area. The proposal is acceptable in accordance with Policies DC61 and advice contained within the NPPF.
- 6.3.5 It is therefore considered that there is no reason why the proposal shall be approved on a temporary basis only. Any planning permission would therefore not be time restricted.

### **6.4 Impact on Amenity**

- 6.4.1 The proposed building by reason of its use, single storey scale, limited eaves height and separation distance of over 75m from the nearest neighbouring facing windows would not result in any loss of privacy, outlook, sunlight or daylight to any habitable room windows of neighbouring properties.
- 6.4.3 The proposed classroom by reason of the separation distance of the building from neighbouring residential properties and its hours of operation during school times and not unsociable hours would not result in unacceptable levels of noise and disturbance to warrant a refusal.

6.4.2 It is therefore considered that the proposal would safeguard the amenities of neighbouring properties in accordance Policy DC61 the intentions of the NPPF.

## **6.5 Highway/Parking**

6.5.1 The proposal would not result in the loss of any car parking spaces.

6.5.2 The maximum parking standard for a primary or secondary school is 1 parking space for each member of teaching staff. The primary school has the equivalent of 29 full time members of staff. An additional four members of staff are to be employed increasing the number to 33. The school currently has 17 marked car parking spaces and approximately 6 informal car parking spaces. As the site is located in close proximity to Hornchurch tube station and bus routes, full compliance with the maximum standard is not considered to be necessary. The proposed additional accommodation would be unlikely to significantly affect parking in the vicinity of the site.

6.5.3 The proposal would result in an increase in the number of children attending the school and a greater possibility of congestion during drop off and pick up times. However, the possible rise in congestion is outweighed by benefits of achieving the strategic need of the borough to provide additional school places. The proposal is therefore acceptable providing an updated travel plan is submitted to and approved by the Local Planning Authority.

6.5.4 An objection was received regarding concerns over congestion, parking and access. The Highway Authority confirmed that the proposal would not result in any highway and parking issues and had no objections, subject to a review of parking restrictions in the vicinity of the site.

6.5.5 The proposal is therefore considered acceptable in parking standards terms and in accordance with Policy DC33 - Car Parking.

## **7. Conclusion**

7.1 Having had regard to the LDF Core Strategy and Development Control Policies Development Plan Document, all other relevant local and national policy, consultation responses and all other material planning considerations, it is considered that the proposed demountable classroom would not harm the form and character of the surrounding area, the residential amenity of the occupants of neighbouring properties or parking standards.

7.2 The application therefore complies with aims and objectives of policies of the LDF Core Strategy and Development Control Policies Development Plan Document, London Plan and the intentions of the National Planning Framework. Approval is recommended accordingly.

**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 forms, plans and supporting statements received 2 August 2013.