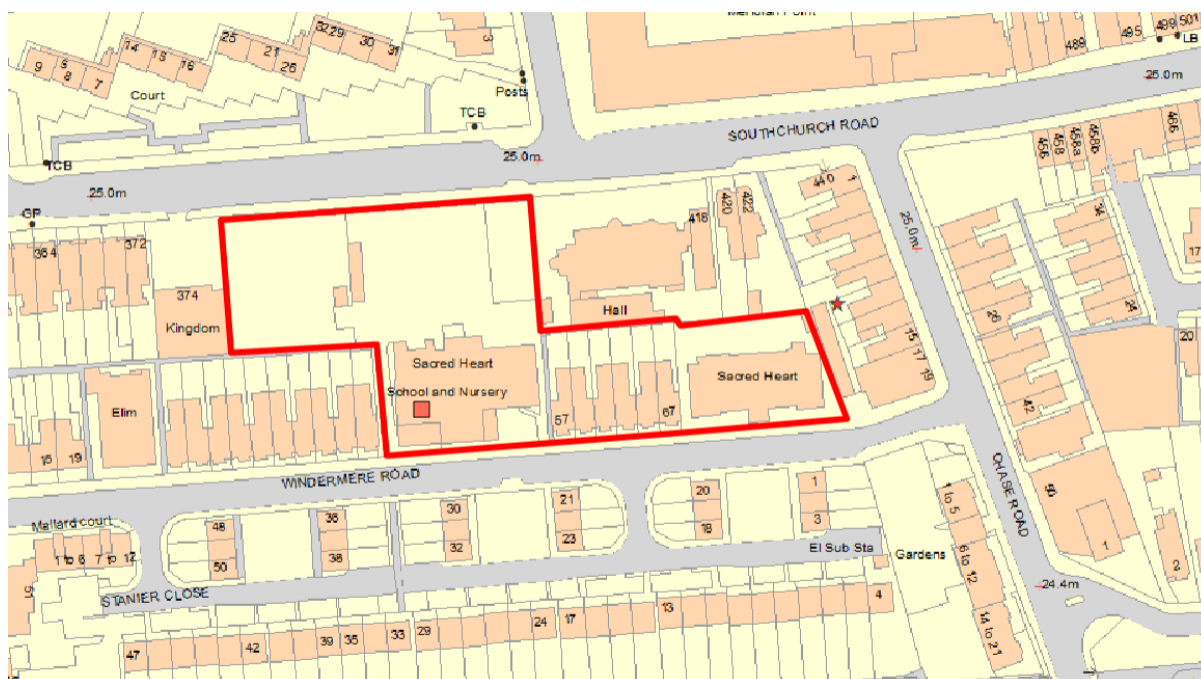


Reference:	17/00822/BC3M	
Ward:	Kursaal	
Proposal:	Demolish existing PE store and erect a single storey rear extension to rear of main school building comprising of a PE store, extend existing classbase and alterations to existing playground to include sports tarmac surface area.	
Address:	Sacred Heart Roman Catholic School, Windermere Road Southend-On-Sea, Essex, SS1 2RF	
Agent	Southend on Sea Borough Council	
Applicant:	N/A	
Consultation Expiry:	22.06.2017	
Expiry Date:	18.08.2017	
Case Officer:	Janine Rowley	
Plan No's:	1489/0004 Site and Location Plan; 1489/002 Revision 2 Existing Site Plan; 1489/003 Revision 4 Proposed Plan; 1489/001 Existing and Proposed Elevations, Sections; 1489/005 Roof Plan	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to demolish an existing PE store within the existing play area and erect a single storey rear extension to the rear of the main school building comprising a replacement a PE store, and extension to the existing class base together with alterations to the existing playground.
- 1.2 The proposed single storey rear extension is 14.8m wide x 2.3m – 4.5m deep x 5.9m high with a pitched roof and materials to match the existing school building including red stock brickwork, pitched clay tiles, re use of existing windows and red timber doors. The siting of the extension will result in the loss of three young trees of limited amenity value.
- 1.3 The proposal also includes alterations to the existing playground to remove a part of an existing grassed area to install a porous play court measuring 32.8m wide x 19m deep to provide improved facilities for pupils. Existing mature trees to the front of the site would be retained. The playing surface will be set 12.2m away from the western boundary abutting Kingdom Hall.
- 1.4 The applicant states within the Design and Access Statement that following the expansion of the school in 2015 to move from a single form entry to a two form, entry, the present playground arrangements are not suitable for the schools requirements. The proposal is supported by the officers within the education team of Southend on Sea Borough Council. The Headteacher of Sacred Heart School has confirmed the new surface area will provide outdoor space all year round for football, netball, athletics, dance and other sports.
- 1.5 The application is accompanied by a Design and Access Statement, Arboricultural Report, drainage strategy and porous play court description.
- 1.6 It should be noted that during the application amended plans have been received retaining the trees to the western boundary and the repositioning of the play surface. Neighbours have been renotified on this basis.

2 Site and Surroundings

- 2.1 The school site is located along Windermere Road. The existing school building fronts Windermere Road and the playground area is located to the north of the site viewed from London Road. To the immediate west of the site is Kingdom Hall, and the site is otherwise bounded by two storey residential properties two storey.

3 Planning Considerations

- 3.1 The main considerations in relation to this application are the principle of the development and loss of a playing field, design and impact on the character of the area, traffic and transportation, impact on residential amenity and CIL liability.

4 Appraisal

Principle of Development

National Planning Policy Framework, DPD1 (Core Strategy) policies KP1, KP2, CP4, CP6, CP7; DPD2 (Development Management) policy DM1, and the Design and Townscape Guide SPD1 (2009)

- 4.1 Policy CP6 of the Core Strategy advocates the need to improve educational facilities to ensure that the needs of the local community are met. The policy states that subject to the maintenance of satisfactory environmental conditions and residential amenities, the Borough Council will support the improvement or extension of existing public and private education establishments and will encourage the use of their facilities for community purposes where this would meet identified requirements. The proposed development will improve the facilities available at Sacred Heart School, thus the proposal is in principle in accordance with Policy CP6 of the Core Strategy.
- 4.2 Policy CP7 of the Core Strategy states the Council will normally refuse permission for proposals involving the complete or partial loss of school playing fields. The proposed new sport facility will include the loss of a grass area currently used as a playing field amounting to 714sqm to the west of the existing playground. The applicant contends since the school has become two form entry the area is no longer useable and the school requires a sports area for pupils to use all year round. Whilst the single storey extension will encroach onto a small part of the playground area, given the overall size of this element no objections are raised to this aspect of the proposal.
- 4.3 Sport England have confirmed, that given the overall size of the development they are not required to be consulted as a statutory consultee. However, the applicant has had informal discussions with Sport England prior to the submission of the current application whereby it was confirmed the benefits to sport would be considered to outweigh the loss of the playing field and therefore no objection would be raised by Sport England for the new sports surface to be installed that will provide greater sports benefits to pupils attending the school.

Design and Impact on the Character of the Area

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4; DPD2 (Development Management) policies DM1 and DM3 and Townscape Guide SPD1.

- 4.4 Policy DM1 of the Development Management requires any new development to respect and enhance the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, layout, proportions, materials and overall townscape.

The proposed development will enable a replacement of a dilapidated building with a contemporary building providing extra internal floorspace for the existing school.

- 4.5 The proposed single storey extension is of a simple design and relates satisfactorily to the existing school building in terms of roof form, design and materials. The addition provided an extension to the existing classbase area and PE store. The design is considered acceptable.
- 4.6 The loss of the greened playing field is regrettable, however the new multi-sport surface to be installed to the west of the existing playground will not harm the character and appearance of the area, taking into account the boundary fences serving residential properties to the south, Kingdom Hall to the west and the boundary to the north with London Road is screened by soft landscaping thus the new surface will not resulting in any material harm to the character and appearance of the area.

Trees

- 4.7 This application is accompanied by an Arboricultural report carried out by Martin Dobson Associates dated 12th June 2017 reference G76. The applicant is seeking to remove four trees including two small palm trees where the single storey rear extension is proposed and two small fruit trees to the south west of the existing playing field, adjacent to the siting of the new play surface to be installed. The Arboricultural report accompanying this application states that the Poplar and Maple tree to the western boundary are to be retained and considered to be moderate to high value, making a positive contribution to the amenity of the area. The trees to be removed are considered to be of low value and therefore there is no objection to their loss. Mitigation measures will be employed whilst the new playing surface is installed to ensure suitable protection is provided and this will be dealt with by condition.
- 4.8 In light of the above, subject to conditions the proposed development is considered to relate satisfactorily to the character and appearance of the existing school buildings and will provide a positive addition. The proposal is therefore found to be in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy, policies DM1 and DM3 of the Development Management, and the Design and Townscape Guide.

Traffic and transportation

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4, CP3; DPD2 (Development Management) DM15, and the Design and Townscape Guide SPD1.

- 4.09 The primary vehicle access to the school is from Windermere Road. There is no vehicle access to the site from London Road other than in emergencies. The proposed development will not have any parking implications given the numbers of pupils and members of staff will remain the same. This proposal solely relates to providing new facilities for pupils attending the school. Furthermore, the school is considered to be in a sustainable location within walking distance to London Road, which is served by a number of buses.

Impact on residential amenity

National Planning Policy Framework; DPD1 (Core Strategy) Policies KP2 and CP4; Development Management DPD2 policies DM1 and DM3 and the Design and Townscape Guide SPD1 (2009).

- 4.10 Taking into account the location of the single storey rear extension and separation distance of 18m to the nearest residential dwelling to the west of the site, it is not considered the extension will be overbearing, result in a sense of enclosure, loss of light or privacy.
- 4.11 The existing trees to the western boundary are to be retained. In terms of noise and disturbance, the siting of new play court is where the existing playing field is situated. There are no restrictions of the opening hours of the school. It should be noted no conditions were imposed on the school when originally constructed in terms of hours of use. Taking into account the existing use of the playing field and the new sports surface, it is not considered the proposed development would result in any further material harm.

Sustainability

National Planning Policy Framework; DPD1 (Core Strategy) policy KP2; DPD2 (Development Management) policy DM2.

- 4.12 Given the small scale of the development and given that it is not forming a new building policy KP2 of the Core Strategy requiring the provision of on-site renewables is not considered to be applicable in this instance.
- 4.13 Policy KP2 of the Core Strategy states all development proposals should demonstrate how they incorporate sustainable drainage systems (SUDS) to mitigate the increase in surface water runoff. The proposed sports surface is to be installed using porous tarmac. A surface drainage report has been submitted for consideration demonstrating the school current has 5130sqm of impervious surface, which will be reduced to 4902sqm and the play court to be installed, will also provide 640sqm of a porous surface. The discharge rate will be reduced by 24sqm due to the increased permeability at the site, which is welcomed and acceptable in accordance with policy KP2 of the Core Strategy.

Other Matters

Lighting

- 4.14 No details of additional lighting have been proposed at this time. However, a suitable condition will be imposed to ensure that if lighting is proposed in the future full details are submitted for consideration in order to prevent potential harm to surrounding residential properties.

Community Infrastructure Levy Charging Schedule

- 4.15 The proposed extension to the existing property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable.

Conclusion

- 4.16 Having taken all material planning considerations into account, it is found that subject to compliance with the proposal conditions, the development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. Whilst the development would result in the loss of a small area playing field, the proposed new sports surface area will enable pupils to use the surface all year round compared to the existing playing field, which is only used weather permitting, furthermore, Sport England have raised no objection given the wider benefits proposed from the new sports surface to be installed. The design and scale of the single storey extension relates to the existing school buildings and will provide an acceptable addition, while providing improved amenities for existing and future pupils and protecting the amenities of neighbouring properties.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework
- 5.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Traffic and Highways), CP4 (The Environment and Urban Renaissance), CP6 (Community Infrastructure), CP7 (Sport, Recreation and Green Space)
- 5.3 Development Management Document: Development Management Document policies DM1 (Design Quality), DM2 (Low carbon development and efficient use of resources), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 5.4 SPD1 Design & Townscape Guide 2009.

6 Representation Summary

Design & Regeneration

- 6.1 No comments.

Children and Learning

- 6.2 This application is to further enhance the educational offer of this popular school and fully support by the education team.

Traffic and Transportation

- 6.3 No objections.

Sport England

- 6.4 The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

If the proposal involves the **loss of any sports facility** then full consideration should be given to whether the proposal meets Par. 74 of National Planning Policy Framework (NPPF), is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body.

Public Consultation

- 6.5 Site notice displayed 24.05.2017 and neighbours notified of the proposal. One letter of representation has been received stating:

- The grass area will be lost and trees surely children need grass areas.

These concerns are noted and they have been taken into account in the assessment of the application. However, they are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case. A more detailed response to these points is provided in the relevant section of the above report.

7 Relevant Planning History

- 7.1 There is an extensive history on this site but none is relevant to the current application.

8 Recommendation

Members are recommended to:

8.1 GRANT PLANNING PERMISSION subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.**

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans 1489/0004 Site and Location Plan; 1489/002 Revision 2 Existing Site Plan; 1489/003 Revision 4 Proposed Plan; 1489/001 Existing and Proposed Elevations, Sections; 1489/005 Roof Plan.**

Reason: To ensure that the development is carried out in accordance with the policies contained within the Development Plan.

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.**

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of surrounding locality. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) 2015 policy DM1 and SPD1 (Design and Townscape Guide)

- 4 The new play court shall be completed in accordance with the submitted materials specification received 13th June 2017 before it is brought into use unless otherwise agreed with the Local Planning Authority.**

Reason: To ensure provision of adequate improvements to the quality of the sports facilities and to accord with Core Strategy policy CP7 of the Core Strategy DPD1.

- 5 Development shall not commence on any part of the site until the mitigation measures and recommendations as set out in the Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan carried out by Martin Dobson Associated reference G76 dated 12th June 2017 have been implemented in full. The development shall be implemented in accordance with the mitigation measures and recommendations unless otherwise agreed in writing by the local planning authority.**

Reason: To protect the existing trees and in the interests of visual amenity and to ensure a satisfactory standard of landscaping, pursuant to DPD1 (Core Strategy) policies KP2 and CP4, DPD2 (Development Management) policies DM1, DM3 and the advice contained in the Design and Townscape Guide.

- 6 Prior to installation of any external lighting, to illuminate the play court hereby approved, details of the proposed lighting, including design, siting, luminance, hours of illumination and an assessment using the Institution of Lighting Engineers Guidance Note for the Reduction of Obtrusive Light shall be submitted to and approved in writing by the Local Planning Authority. The lighting of the play court shall be installed only in accordance with the approved scheme.**

Reason: To protect the amenities of neighbouring properties and the general environmental quality in accordance with, NPPF, DPD1 (Core Strategy) 2007 policy KP2 and CP4, and DPD2 (Development Management Document) 2015 policy DM1.

- 7 The development hereby approved shall be carried out in accordance with the submitted Drainage Strategy carried out by Southend on Sea Borough Council dated 12.06.2017 before it is brought into use. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

Reason: In order to ensure a satisfactory standard of sustainable drainage and to prevent environmental and amenity problems arising from flooding in accordance with Policies KP2 and CP4 of the Core Strategy DPD1, DPD2 (Development Management) policy DM2.

- 8 The proposed new sports and play area shall not be used outside the hours of 10.00 – 19.00.**

Reason: To safeguard the amenities of nearby residential properties, in particular to protect the occupiers from noise and disturbance, in accordance with the National Planning Policy Framework (2012), Southend Core Strategy (2007) policy CP4 and Development Management Document (2015) Policy DM1.

Informatives

- 1 You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.**

- 2** You are advised that the development hereby approved is likely to require approval under Building Regulations. Our Building Control Service can be contacted on 01702 215004 or alternatively visit our website http://www.southend.gov.uk/info/200011/building_control for further information.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.