

<b>Reference:</b>	17/00784/BC3	
<b>Ward:</b>	Milton	
<b>Proposal:</b>	Render north, west and east elevations	
<b>Address:</b>	Barons Court Primary School and Nursery Avenue Road, Westcliff-on-Sea, Essex, SS0 7PJ	
<b>Applicant:</b>	Barons Court Primary School	
<b>Agent:</b>	Neil Pointer (Southend On Sea Borough Council)	
<b>Consultation Expiry:</b>	23.06.2017	
<b>Expiry Date:</b>	19.07.2017	
<b>Case Officer:</b>	Janine Rowley	
<b>Plan Nos:</b>	1508-A-001 Location and Site Plan; 1508-A-102 West Elevation; 1508-A-101 North Elevation; 1508-A-103 South Elevation; 1508-A-104 East Elevation; 1509-A-201 Render	
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION</b>	



## **1 The Proposal**

- 1.1 The application seeks planning permission to render the north, east and west elevations of the existing school building. The elevations currently have mortar which is exposed and worn, leaving pebbles and sharp edges. The applicant states the current elevations are creating a risk of injury to children using the playground. In places where the mortar has eroded significantly the brickwork is no longer structurally sound.
- 1.2 The proposed render is a beige colour and low maintenance, as it estimated to last approximately 20 years. The render is UV resistant and will not fade from direct sunlight.

## **2 Site and Surroundings**

- 2.1 The application site is located on the east side of Avenue Road and is located within the Milton Conservation Area. The site contains a part single part two storey building with materials including brick, pebbledash and timber cladding. The layout of the school is unusual in that the grounds of the school are located to the front of the property with buildings to the rear. The main vehicular and pedestrian access to the school is from Avenue Road. To the north of the site is a residential care home and to the south and west are residential properties.

## **3 Planning Considerations**

- 3.1 The main considerations in the determination of this application are the principle of development, the impact on residential amenity and impact on the character, appearance and setting of the site, the Milton Conservation Area and the area more widely.

## **4 Appraisal**

### **Principle of Development**

**National Planning Policy Framework; DPD1 (Core Strategy) policy KP1, KP2, CP4 and CP6 and DPD2 (Development Management) policies DM1 and DM3.**

- 4.1 This proposal is considered in the context of the National Planning Policy Framework 2012 and Core Strategy Policies KP2, CP4 and CP6.
- 4.2 As the proposal does not represent a change of use and relates to works that are ancillary and complimentary to the educational use of the site, it is considered that no objection should be raised to the principle of the development.

### **Impact on the Character of the Area and Milton Conservation Area**

**National Planning Policy Framework; DPD1 (Core Strategy) policies KP2 and CP4; DPD2 (Development Management) policies DM1, DM3 and DM5; Design and Townscape Guidance.**

- 4.3 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF as well as Policies DM1, DM3 and DM5 of the Development Management DPD and Policies KP2 and CP4 of the Core Strategy. The Design and Townscape Guide (SPD1) also states that the Council is committed to good design and will seek to create attractive, high-quality living environments.
- 4.4 In determining an appropriate contextual relationship with surrounding development details such as architectural style, along with colour texture of materials, are also fundamental in ensuring the appearance of any new development is sympathetic to its surrounding and therefore wholly appropriate in its context.
- 4.5 Policy DM5 of the Development Management Document states: *“all development proposals that affect a heritage asset will be required to include an assessment of its significance, and to conserve and enhance its historic and architectural character, setting and townscape value”*.
- 4.6 The site is located within the Milton Conservation Area. The elevations affected by the proposed works are to the north, east and west where there is existing mortar with pebbles. The east and west of the site will be visible from the public domain. The proposed render would complement the existing timber cladding and remove existing pebble mortar that appears in a poor condition, thus enhancing the overall character, appearance and setting of the existing school building, the Milton Conservation Area and the area more widely.

### **Residential Amenity**

#### **The National Planning Policy Framework; Southend-on-Sea Core Strategy policies KP2 and CP4, Southend-on-Sea Development Management Document Policies DM1 and DM3 and the Design and Townscape Guide.**

- 4.7 Paragraph 343 of SPD1 (under the heading of Alterations and Additions to Existing Residential Buildings) states, amongst other criteria, that extensions must respect the amenity of neighbouring buildings and ensure not to adversely affect light, outlook or privacy of the habitable rooms in adjacent properties. Policy DM1 of the Development Management DPD also states that development should “Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight.”
- 4.8 The nearest residential properties are 68m to the west, 11.2m to the east and 6.6m the north, although it is noted the northern boundary also abuts garages. It is not considered the change of material will impact on surrounding residents, given the application seeks to solely replacing the existing mortar and pebbles with render.

### **Community Infrastructure Levy**

- 4.09 The development is not CIL liable.

## **Conclusion**

- 4.10 Having taken all material planning consideration into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal would have an acceptable impact on the character and appearance of the application site and the streetscene preserving and enhancing the Milton Conservation Area. The proposal would not impact neighbouring occupiers.

## **5 Planning Policy Summary**

- 5.1 National Planning Policy Framework
- 5.2 DPD1 (Core Strategy) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP4 (The Environment and Urban Renaissance) and CP6 (Community Infrastructure).
- 5.3 DPD2 (Development Management) Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM5 (Southend-on-Seas Historic Environment).
- 5.4 SPD1 Design & Townscape Guide 2009
- 5.5 Community Infrastructure Levy Charging Schedule

## **6 Representation Summary**

### **Design**

- 6.1 No objections.

### **Public Consultation**

- 6.2 A site notice was posted and 50 addresses notified by letter. One letter of objection has raised been received raising the following issues:

- New cladding will overshadow surrounding residential properties unacceptably.

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.

## **7 Relevant Planning History**

- 7.1 The wider site is the subject of a lengthy planning history, but the most relevant to this planning application include:

- 7.2 2009-Demolish single storey building and part main building to south boundary, erect single storey extension and alter elevation to north, erect two storey extension incorporating canopies to south and west elevation, extend and alter ground floor glazed roof, erect stainless steel and wood green wall frame approximately 6m high to west elevation and layout terrace to south- Granted (09/00762/BC3)
- 7.3 2009-Erect temporary portacabin to use as classrooms at north east side of main school building- Granted (09/00851/BC4)
- 7.4 2012-Erect Sports Court within the school playing grounds- Granted (12/00628/BC4)

## **8 Recommendation**

**Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:**

**01. The development hereby permitted shall begin not later than three years from the date of this decision.**

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

**02. With the exception of the render details the development hereby permitted shall be carried out in accordance with the following approved plans: 1508-A-001 Location and Site Plan; 1508-A-102 West Elevation; 1508-A-101 North Elevation; 1508-A-103 South Elevation; 1508-A-104 East Elevation; 1509-A-201 Render.**

**Reason: To ensure that the development is carried out in accordance with provisions of the Development Plan.**

**03. Notwithstanding the details shown on the plans hereby approved, the render to be used for the external elevations to the north, east and west of the existing building shall be in accordance with sample reference 32222 (beige colour) received by the local planning authority on the 24.05.2017.**

**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 and in particular to preserve the character of the Milton Conservation Area. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) 2015 policies DM1, DM3 and DM5 and SPD1 (Design and Townscape Guide)**

**The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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.**

## **Informative**

**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](http://www.southend.gov.uk/cil) for further details about CIL**