

Reference:	16/00674/BC3M
Ward:	Blenheim Park
Proposal:	Erect single storey extension and link to main building
Address:	Blenheim Primary School & Children's Centre, School Way, Leigh-On-Sea, SS9 4HX
Applicant:	Southend Borough Council
Agent:	Metson Architects Ltd
Consultation Expiry:	30.06.16
Expiry Date:	06.09.16
Case Officer:	Louise Cook
Plan Nos:	TP-01, X-01
Recommendation:	GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 Planning permission is sought to erect a single storey extension and link to the main building. The application is before the Development Control Committee as it has been submitted by Southend Borough Council.
- 1.2 The proposed extension will measure a maximum of 12.7m wide x 11.5m deep x 6.5m high and have a lean-to, pitched roof with a column (similar to that on the nearby Children's Centre). The proposed floorspace is 87sq.m.
- 1.3 The extension will be finished in painted render and cladding to the walls, metal seam style roof in light grey, the roof soffits will be finished to match the cladding, windows and doors will be finished in dark grey aluminium, the fascia, gutter and downpipes will be finished in dark grey, and light and dark grey brick paviors are proposed to be laid outside the extension beneath the canopy.
- 1.4 The application is not CIL liable as it benefits from Minor Development Exemption.

2 Site and Surroundings

- 2.1 The application site relates to Blenheim Primary School located on the eastern side of School Way and bound by Leigh View Drive, Merryfield Approach, School Way and playing fields. The school was built in the 1950's and its architecture reflects this; it is 1950's largely brick built in yellow stock and corrugated sheeting roofs.
- 2.2 The position of the proposed extension within the centre of the site means that it would not be visible from the streetscene and will be located approximately 90m away from School Way to the south-west.

3 Planning Considerations

- 3.1 The key considerations are the principle of development, design and impact on the streetscene, impact on neighbouring occupiers (residential amenity) and traffic and transportation.

4 Appraisal

Principle of Development

National Planning Policy Framework 2012, Core Strategy Policies KP1, KP2 and CP6, Development Management Document Policy DM1 and the Design and Townscape Guide (SPD1)

- 4.1 Policy CP6 of the Core Strategy supports new development which will improve the education attainment of local residents and visitors to Southend by supporting improvements to existing education facilities.
- 4.2 The proposed development will provide an new reception area for the school and therefore, subject to detailed considerations, proposals to extend the school are therefore considered acceptable in principle in this location.

Design and Impact on the Streetscene

National Planning Policy Framework, Core Strategy Policies KP2 and CP4, Development Management Document Policy DM1, the Design and Townscape Guide (SPD1)

- 4.3 Policies KP2 and CP4 of the Core Strategy details that all new development should respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design.
- 4.4 Policy DM1 of the Development Management Document states that the Council will support good quality, innovative design that contributes positively to the creation of successful places and add to the overall quality of the area and respect the character of the site, local context and its surroundings.
- 4.5 The architecture of the school is 1950's largely brick built in yellow stock and corrugated sheeting roofs. The school is characterised by simple gabled blocks of the same or similar designs and this gives it a recognisable character.
- 4.6 Whilst the proposed extension is contemporary in terms of its design, no objection is raised to an extension of contrasting appearance and the proposal will create a new focal point, improving the legibility of the site which it currently lacks.
- 4.7 Whilst a few changes have been suggested by the Design Team to improve the integration of the extension with the existing building as set out in paragraph 6.2 below, it is considered that while these changes would be welcomed these suggested alterations are not necessary and as such there is no objection to the design of the extension as proposed. The proposed extension will not be visible from the streetscene or public view.
- 4.8 Therefore, it is considered that the design of the proposed extension would be satisfactory and complies with the policies set out above.

Impact on Neighbouring Occupiers

National Planning Policy Framework, Core Strategy Policies KP2 and CP4, Development Management Document Policy DM1 and the Design and Townscape Guide (SPD1)

- 4.9 Policy DM1 of the Development Management Document states that all 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.
- 4.10 The proposed extension is located in the centre of the school site and will be located over 75m from the rear garden of the nearest residential property (located to the north in Leigh View Drive). It will be screened from neighbouring properties by existing buildings. Therefore, the proposed extension will not have a detrimental impact upon the amenities of neighbouring occupiers.

- 4.11 The proposed extension will provide a new reception, office and waiting area for the school and therefore, its proposed use will be ancillary to that of the main school buildings and will not be harmful to the amenities of neighbours.
- 4.12 Therefore, the proposed development satisfies the policies set out above.

Traffic and Transportation

National Planning Policy Framework, Core Strategy Policies KP2 and CP3, Development Management Document Policy DM15 and the Design and Townscape Guide (SPD1)

- 4.13 The parking standards set out in Appendix 6 (Policy DM15) of the Development Management Document for primary schools (Class D1 use) are based on the number of pupils in attendance at the school. The proposed development will not increase the number of employees or children at the school but simply improve facilities and therefore, will have no impact upon the parking demands or vehicular movements associated with it.
- 4.14 Therefore, the proposed development will not have a detrimental impact upon the local highways network and satisfies the policies set out above.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework, 2012.
- 5.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP4 (The Environment and Urban Renaissance) and CP6 (Community Infrastructure).
- 5.3 Development Management Document Policies DM1 (Design Quality) and DM15
- 5.4 Design & Townscape Guide, 2009 (SPD1).

6 Representation Summary

Design

- 6.1 The existing school is characterised by simple gabled blocks of the same or similar designs and this gives it a recognisable character. The design contrasts with the uniformity of the school buildings, however an argument can be made for a new approach to improve legibility of the site and create a new focal point. There is therefore no objection to a 'feature entrance' in this location but the design should have a positive relationship to the character of the existing buildings.
- 6.2 Generally the proposal is an interesting design which has references to the adjacent children's centre at the southern end of the field but there are a few aspects that could be tweaked to improve integration with the existing building:
- The angle of the pitch is close but not matching that of the existing roof and this may seem a little awkward and could result in an unresolved detail at this join –

it may work better steeper to match or noticeably shallower to contrast although it is noted that if steepened then the scale of the roof may appear significant and this will need to be carefully handled. Alternatively there may be an option to replicate the roof form and planes of the children's centre albeit on a smaller scale.

- The proposal seems to be lacking in windows at the lower level - this may lead to an inactive frontage unless this area is intended for signage. This has not been shown on the application. The feature windows at roof level are an interesting addition and will add light to the internal spaces but will not contribute to achieving an active frontage and consideration should be given to including more windows at the lower level.
- Any over-sailing roof will need to be of a slender profile and clad with high quality materials, it would be helpful to have a detail for this. A match to the children's centre roof would seem appropriate. Extending the pole through the roof to match the children's centre would reinforce the existing character.
[Officer comment: The proposed column will match that of the Children's Centre and be finished in burgundy.]

Sport England

- 6.3 The proposed development is not considered to fall either within our statutory or non-statutory remit upon which we would wish to comment therefore, Sport England has not provided a detailed response.

Public Consultation

- 6.4 Site notices have been displayed – No letters of representation have been received.

7 Relevant Planning History

- 7.1 14/01266/BC3M: Install replacement windows and doors – Permission granted.
- 7.2 14/01037/BC3M: Install replacement windows – Permission granted.
- 7.3 14/00713/BC3M: Erect single storey detached building for use as classroom – Permission granted.

8 Recommendation

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

01. The development hereby permitted shall begin no later than 3 (three) years from the date of this decision. (C01A)

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990. (R01A)

02. The development hereby permitted including details of construction materials shall be carried out in accordance with the approved plans: TP-01, X-01.

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

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.

Informatives

01. You are advised that as the proposed extension(s) equate 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.