

Reference:	16/01831/BC3	
Ward:	Southchurch	
Proposal:	Erect conservatory to rear of existing after school club building.	
Address:	Bournes Green Infant School, Burlescombe Road, Thorpe Bay, Essex, SS1 3PS	
Applicant:	Bournes Green Infant School	
Agent:	Mr Nick Kenney	
Consultation Expiry:	15/11/16	
Expiry Date:	29/11/16	
Case Officer:	Ian Harrison	
Plan Nos:	BG/NAK/01 and Site Location plan.	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 This application seeks planning permission for the erection of an extension to the existing after-school club building at the application site in the form of a conservatory.
- 1.2 The proposed extension would be positioned on the south side of the south side of the building. The proposed extension would measure 3 metres by 4.5 metres with a lean-to pitched roof built to a maximum height of 2.5 metres. The extension would be 30 metres from the nearest residential property to the west, with the boundary of that property being approximately 5.5 metres from the proposed extension. The extension would be constructed from brickwork to match the existing building with white upvc framed windows.

2 Site and Surroundings

- 2.1 The application site measures 0.55 hectares in area. The site contains several large buildings that are used as a school with playgrounds and playing fields. The proposed extension would be provided within a little used area of grass land that exists between a line of hedges and a blank elevation of the existing school building.
- 2.2 The school site lies within a predominantly residential area.
- 2.3 The site is not the subject of any site specific planning policies, but it is noted that the school playing fields for the junior school to the south are allocated as protected green space.

3 Planning Considerations

- 3.1 The main considerations in the determination of this application are the principle of development, residential amenity and the character of the area.

4 Appraisal

Principle of Development

National Planning Policy Framework; DPD1 (Core Strategy) policy KP1, KP2, CP4, CP6 and CP7 and DPD2 (Development Management) policy DM1.

- 4.1 This proposal is considered in the context of the National Planning Policy Framework 2012 and Core Strategy Policies KP2, CP4 and CP7. 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.”

- 4.2 As the proposal does not represent a change of use and relates to works that are ancillary to the use of the site, it is considered that no objection should be raised to the principle of the development in this instance.

Impact on the Character of the Area

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

- 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 and DM3 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, factors such as height, scale, massing and siting are material considerations. 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 The NPPF states that *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*.
- 4.6 The proposed extension would be of low height and positioned so as to be of limited visibility from outside the application site. The positioning of the extension means that it would have a minimal impact on the character or appearance of the site or the surrounding area and would be almost entirely masked from the public domain. It is therefore considered that the visual impact of the development would be minimal.
- 4.7 The proposed extension would be of a scale that is subservient to the other buildings at the application site and would be of suitable design quality. Given the limited visibility of the extension and its appropriate scale and design, it is considered that no objection should be raised to the proposal on design or character grounds. The impact of the proposal on the environment is found to be acceptable.

Residential Amenity

The National Planning Policy Framework; DPD2 (Development Management) Policies DM1 and DM3 and DM8 and the Design and Townscape Guide.

- 4.8 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.”
- 4.9 As the building would be approximately 30 metres from the neighbouring properties to the west and due to the small scale of the proposed extension and the presence of boundary enclosures it is considered that the extension would have no impact on the light, outlook or privacy of neighbouring school buildings.
- 4.10 The objections of a neighbouring resident in respect of additional noise being created through the use of the additional accommodation are noted. However, it is considered that the small scale of the extension would not enable the significant intensification of the use of the site above and beyond the existing use and therefore, if there is any additional noise caused it is considered that it would be of limited difference to the existing use of the site. The proposal is therefore acceptable and compliant with the objections of development plan policies which seek to protect the amenities of neighbouring occupiers.

Community Infrastructure Levy

- 4.11 As the development creates less than 100 square metres (13.5 square metres) of new floorspace at the application site, the development is not CIL liable.

Highways and Transport Issues:

National Planning Policy Framework, Policy KP2, CP4 and CP8 of the Core Strategy, Development Management DPD Policies DM1, DM3 and DM15 and the Design and Townscape Guide.

- 4.12 Notwithstanding the concerns of the neighbouring resident, it is considered that the small increase in floorspace would not materially change the parking demand at the site or within the surrounding highways.

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), CP3 (Transport), CP6 (Community Infrastructure) and CP7 (Sport, Recreation and Green Space).
- 5.3 DPD2 (Development Management) Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 5.4 SPD1 Design & Townscape Guide 2009

5.5 Community Infrastructure Levy Charging Schedule

6 Representation Summary

Public Consultation

6.1 A site notice was posted and 5 addresses notified by letter. One letter of objection has been received which raises concerns about the increased noise caused by the use of the extension, the environmental impact and the additional demand for parking. Although a page of the response is missing, the contributor has verbally confirmed the content of the missing page, stating that it requested that, if approved, a condition is imposed to prevent amplified speech of music within the proposed extension.

7 Relevant Planning History

7.1 Extensions and alterations to the buildings at the Infant School site have been approved under the terms of application 10/02056/BC3, 10/00821/BC3 and 05/00673/BC3

8 Recommendation

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. The development hereby permitted shall be carried out in accordance with the following approved plans: BG/NAK/01 and Site Location plan.

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

03. Unless otherwise agreed in writing with the local planning authority, the development hereby permitted shall be constructed entirely of the materials that are shown on the plans hereby approved.

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 the area. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management) policy DM1, 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 for further details about CIL