Hampshire County Council
Director of Economy, Transport & Environment

Applicant: HCC Childrens Services

Erection of single storey classroom and resource space with circulation and toilets at Petersgate Infant School, Green Lane, Clanfield, Waterlooville PO8 0JU (Application No. 21013/003)

(Received: 8 February 2013)

General

Petersgate School is located on a 2ha site in the residential area of Clanfield. The school grounds are bound on all four sides by housing. In the main either hedgerows, trees or fencing define the site boundary. The school is of a SCOLA design and predominantly single storey flat roof design. The elevations are a combination of orange/brown facing brick with metal window and screen infills. The school buildings are set at a level below that of the formal grassed play areas which are to the north of the buildings.

Planning permission is sought for the erection of a single storey classroom and resource space with circulation and toilet facilities at Petersgate Infant School, Green Lane, Clanfield, Waterlooville. PO8 0JU. The proposed extension is required to accommodate potential future demand due to a reasonable increase in new house building taking place in the local area.

The proposed extension will increase the built floor area by 160 square meters. Plan P09157-A-005 shows that the extensions are to be constructed on the northern end of the existing buildings. To reflect the existing building the extension is to be single storey and flat roof in design. The roof of the extension will be a high performance flat roof system, the walls are to be rendered by a light coloured insulative render with the windows being polyester powder coated aluminium. Emergency lighting will be wall mounted to the exits of new extensions.

The extension will result in a loss of existing hard surfaced outdoor areas, to mitigate against this loss there are to be additional hard surfaced areas created to the north and east of the proposed extension. The hard surfaced areas are to be created at the same level at the extension therefore the surrounding grassed areas will be of a higher ground level. The difference in level will be created through the construction of a retaining wall, planting and the installation of a fence. There is to be no alteration made to the existing hard play area on the western side of the school site. The north western corner of the proposed building is to be a minimum of 30m from the western boundary of the site. Between the proposed western extension and the western boundary edge the land level rises and there is a cluster of trees between the extension and the boundary with further existing boundary planting along the western edge towards the nearest property. Discussions were undertaken with the architect regarding additional planting but it was felt that the development is appropriately screened by existing vegetation, land levels and the proposed soft landscaping.

There will be no immediate increase in pupil admission numbers (PAN) or staff, however in the long term there could be a slight increase. There are currently 8 teaching staff on site and 28 non teaching

staff. There are 35 car parking spaces including two accessible bays on site. There are to be no alterations to the vehicular or pedestrian entrances and no additional car parking spaces provided.

Development Plan

The relevant development plan document for consideration is the East Hampshire District Local Plan: Second Review. The appropriate policies are HE1 (Design), HE2 (Alterations and Extensions to Buildings) and HC3 (Public Services, Community, Cultural, Leisure and Sports Facilities).

Paragraph 72 of the National Planning Policy Framework (NPPF) is a material consideration.

Consultations

Councillor West	Is in favour of the development.
East Hampshire District Council	Raise no objection to the application as it is considered that the extensions to existing classrooms would not detract from the visual amenity of the area or neighbouring properties, and as such is in accordance with Policy HE1 of the East Hampshire District Council Local Plan: Second Review.
Highway Authority	Raise no objection to the application subject to the inclusion of conditions. The first should restrict the times that construction vehicles shall enter and leave the site, the need for a construction traffic management plan to be submitted to the Local Planning Authority for approval and the plans and particulars for the cycle parking to be provided to the Local Planning Authority for written approval.
Clanfield Parish Council	Raise no objection to the application.

Representations

One letter of objection has been received. The planning issues raised are: proximity of the extension to the boundary of their property, increase in noise levels from the School site, loss of privacy. The non planning issues are: the loss of private views from the property and the decrease in property price.

Commentary

Due to the house building taking place in the surrounding area there is going to be a demand in the future on local school places. Consequently this proposal will meet the future demand by providing a sufficient choice of school places for the local community. The proposal is therefore acceptable in principle as it meets the aims of policy HC3 and para 72 of the NPPF where school expansion is supported if it is easily accessible to the community, and meets an identified local need.

The concerns of the local resident are noted. The location of the proposed extension is acceptable at a minimum of 30m from the school boundary, and as such it will not result in the loss of light or overlooking into neighbouring properties. The existing hard court area closest to the western boundary is outside of the development area and consequently the use of this area will not be affected by the proposed extension. It will remain as a hard court play area for pupils attending the school and therefore will be in use solely during the school day and in school term time.

With regard to noise generation on the school site it is felt that the potential slight increase in pupil numbers in the future would not result in a significant increase in noise levels compared to those currently experienced. The use of the existing and proposed hard play areas by pupils will not have a significant adverse impact on the amenity or cause undue disturbance to local residents which is in accordance with the requirements of policy HC3 (c).

Policy HE1 requires developments to be of a high design standard which should maintain the quality of the environment. The proposed extension achieves this by being of a similar scale, height and mass to that of the existing school buildings. The proposed finished materials are different to the existing brickwork however the proposed finish is considered to be appropriate for its surroundings and modern in its character thereby enhancing the overall development. The further landscaping works are similar in nature to the sites existing landscaping, i.e. the hard court areas being below surrounding ground levels. Additional planting will provide a good level of screening of the extension from northern, north western and north eastern viewpoints. The retention of the existing vegetation on the western side of the site will preserve the character of the site furthermore it will screen the development from neighbouring properties. Overall the extension would not detract from the visual amenity of the area or neighbouring properties, the proposal accords with the aims of policies HE1, HE2 and HC3 (b).

In summary, there is an identified need for the development and the proposal is acceptable in terms of its location on the school site, its high standard of design and additional landscaping consequently planning permission is recommended for approval.

Recommendation

That permission be granted subject to the following reason for approval and conditions:

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached), the extension would meet the demonstrated local need (HC3 and para 72 of NPPF) and would be of a high quality design which would not materially harm the character of the area (HE1 and HE2) or the amenity of local residents (HC3 (c)) and would be acceptable in terms of highway safety and convenience.

Conditions

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. There shall be no access to the development site by any traffic associated with the construction/demolition (i.e. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0900; and in the afternoon between 1500 and 1545.

Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays.

   Reason: In the interests of amenity of local residents.

Materials

4. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority in writing before the development commences.

   Reason: In the interests of visual amenity and to secure a satisfactory development.

Highways

5. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details on provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

   Reason: In the interests of highway safety.

6. Plans and particulars showing the detailed proposals for the number, type, location and style of cycle parking to be provided on site shall be submitted to and approved by the Local Planning Authority in writing before the development commences.

   Reason: To encourage the use of sustainable travel modes.

Landscaping

7. No works shall commence until full details of all the hard and soft landscaped areas, including the proposed car park, have been submitted to and approved by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved plans.

   Reason: In the interest of visual amenity.

Plans and Particulars

8. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

   Reason: To ensure that the development is carried out in accordance with the approved details.

Advice Note

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the agent. Furthermore pre-application advice was provided on the principle of the proposal and the supporting plans and documents which should be submitted alongside the application. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Case Officer ……..
Kristina King

Date…28/03/2013……

Authorised on behalf of the Director of the Economy, Transport & Environment

……P Chadwick……

Date…28/03/2013…….

Annexe to Reasons for Conditions (as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

East Hampshire District Council Local Plan: Second Review

Policy HE1 – Design
New development should be of a high design standard and should make a worthwhile contribution towards maintaining or improving the quality of the environment of the District. Development will not be permitted unless it:

a) harmonises with the townscape and general character of the town or village in which it is set, or in the countryside, it is easily assimilated into the landscape or is well related to a group of buildings;
b) has a layout, scale, height, mass and design which respects the pattern of development and architectural characteristics of nearby properties and the surrounding area, using materials appropriate to the locality;
c) respects the appearance and treatment of the spaces between and around buildings that are important to the quality and character of the local environment while retaining important open space, natural and/or historic features: and:, where possible creates new landscaping open space as an integral part of the design;
d) retains the character of prominent ridge lines or other important topographical or landscape features;
e) incorporates appropriate crime prevention measures; and
f) incorporates, where appropriate, areas where containers for refuse and recyclable materials can be stored conveniently without being intrusive upon the surrounding area.

Policy HE2 – Alterations and Extensions to Buildings

Alterations and extensions to buildings will only be permitted if they are designed to take account of the design, scale and character of the original building, its plot size and its setting. The roof form of any extension or alteration should respect the form of the original building.

Policy HC3 – Public Services, Community, Cultural, Leisure and Sports Facilities

Development of new public services, community, cultural, leisure and sports facilities or proposals to improve existing facilities will only be permitted if it:

a) is easily accessible to the community they are intended to serve, by means other than the car, where possible, by public transport;
b) is of an appropriate scale and in keeping with the surrounding area;
c) does not cause undue disturbance to local residents.

In the countryside, development of public services, community, cultural, leisure and sports facilities will only be permitted if:

i) the proposal meets an identified local need;
ii) there are no suitable sites available within a settlement policy boundary;
iii) the site is adjacent, or well related to, the built up area of the settlement and
iv) the traffic generated is of a type or amount appropriate to rural roads, particularly sunken lanes, and does not require improvements which would harm the character of rural roads in the area.

The expansion of existing facilities in the countryside will only be permitted if the development is ancillary to an existing use, and will not lead to unsustainable travel patters.

Large scale leisure and entertainment uses are covered by Policy TC2.

Policy HC3 applies to the types of facilities listed below in Table HC1.

National Planning Policy Framework (NPPF) Para 72

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 and resolve key planning issues before applications are submitted.