

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Hampshire County Council

Works Provide Freestanding Timber frame Canopy to Outside Play Space at Heathfield School, Oldbury Way, Fareham Hampshire PO14 3BN (Application No. P/13/0374/CC)

(Received: 22 April 2013)

General

Planning permission is sought for a freestanding timber frame canopy to provide outside play space at Heathfield School, Fareham. The canopy areas will enhance the learning opportunities for the pupils. As part of the Foundation Stage curriculum it is necessary to provide daily opportunities for play areas in a safe outdoor environment. The canopy will provide protection from inclement weather as well as shade during hot weather.

The canopy is proposed to be a freestanding, lean to style extending the full length of the external elevation of the Building with a tee section to connect to the existing double doors. The location of the proposed canopy can be seen on plan P09979-A-200.

Development Plan

The relevant development plan document is the Fareham Core Strategy (August 2011). The appropriate policy for consideration is CS17 (High Quality Design).

Consultations

Councillor Hockley	Raises no objection to the proposal.
Fareham Borough Council	Raise no objection to the proposal.
Highway Authority	Raise no objection as the proposal does not impact on the highway network.

Commentary

The proposed development would not have an adverse impact on the character of the area or the amenities of neighbouring residents. It will not be possible to view the proposal from the public realm and will not therefore impact on the street scene. The development is a necessary provision for the pupils attending the school and will therefore improve the teaching environment and facilities.

Recommendation

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

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character of the area or amenity of local residents (CS17).

Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

Plans and Particulars

2. 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.

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction/demolition (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0845 and 0930; and in the afternoon between 1430 and 1530 when the school is in operation.

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.

4. 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 the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties.

Advice Note

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner 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...20/06/2013.....

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

.....L McCulloch.....

Date.....20/06/2013.....

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

Fareham Core Strategy (August 2011)

Policy CS17 – High Quality Design

All development, buildings and spaces will be of a high quality of design and safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability help create quality places. In particular development will be designed to:

- Respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials,
- Provide continuity of built form, a sense of enclosure with active frontages to the street and safety of the public realm,
- Ensure permeable movements patterns and connections to local services, community facilities, jobs and shops,
- Create a sense of identity and distinctiveness and one that is legible,
- Enable and/or encourage a mix of uses and diversity in an area,
- Ensure that the public realm has pedestrian priority, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained,
- Enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime,
- Provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm, and
- Provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.