

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

Applicant: Hampshire County Council

The proposal is to create a small lecture theatre and a covered/enclosed entrance to the adjacent Science block at Cove School, St Johns Road, Farnborough, Hampshire GU14 9RN (Application No. 12/00046/HCC)

(Received: 19 January 2012)

General

Planning permission is sought for the construction of a small lecture theatre and a covered/enclosed entrance to the adjacent science block. In the future there is the potential that this proposed facility may be used by the community outside of school hours.

The land on which the proposal is to be sited is within the main built area of the School. It is currently open hard standing with areas of soft landscaping. The site can be accessed via the schools internal access routes.

The proposed mono-pitch single storey extension is to measure 50.8m². The extension will connect to an existing single storey classroom. In addition to this a small covered area will be created providing the entrance to the existing science block. The total area permanently affected by the development is 103.9m². It is the intention that the design of the extension will match as closely as possible to the existing brickwork, concrete roof tiles and aluminium PPC external doors, windows and louvers. The covered area will consist of a new glazed roof structure and small glazed infill entrance section. In seeking to achieve a sustainable development, the proposal will employ a thermal mass for walls to assist summer cooling, background levels of day lighting to reduce energy use during the day, natural ventilation with secure night-time cooling strategy and energy efficiency lighting and heating controls. Low level shrubs will be removed to enable the extension to be created.

It is proposed that the construction area will be located between the science block and main block as detailed on plan (P9223-4203-115 titled Indicative site set up plan).

Development Plan

The appropriate development plan document for consideration is the Rushmoor Core Strategy (Adopted 2011). The relevant policies are CP2 (Design and Heritage) and CP9 (Skills and Training).

Consultations

Councillor Leversha	Is in support of the proposed development.
Rushmoor Borough Council	Raise no objection subject to conditions being attached. The proposed conditions relate to the timescale for the commencement of

Highway Authority

development, the provision of samples of external materials, details to be submitted for the installation of a Sustainable urban Drainage System and details to be submitted on the noise emission characteristics of the proposed air conditioning units and any associated mitigation measures. Have no objection subject to the inclusion of a condition restricting the delivery times to prevent conflict with School arrival and departure times.

Commentary

The proposed lecture theatre would provide an improvement to the secondary schools facilities and is therefore supported by policy CP9.

The proposed is to be sited within the centre of the existing school site and is therefore not going to be easily visible from St Johns Road. It is considered that the design and materials will reflect that of the adjoining science classroom. Consequently it is considered that the proposed extension would have little impact upon the visual amenity or the general character of the area. The lecture theatre would be provided with a level access and it is therefore considered that satisfactory facilities will provided for the disabled, including wheelchair users.

Rushmoor Borough Council hold slight concerns around the potential for the external air conditioning unit to generate a level of noise which may, through sound reflection, impact adjoining residential properties. It is therefore requested that a condition is attached to ensure that information about the noise emission characteristics of the air conditioning units and details of any proposed noise mitigation measures necessary to protect residential amenity is submitted for consideration and written approval.

The extension to Cove School would not lead to an increase in the number of pupils or staff at the school and therefore it will not have an impact on the parking requirement or the number of trips to and from the school.

Policy CP4 of the Rushmoor Borough Council Core Strategy is noted and the request from Rushmoor Borough Council Planning Authority for a condition requesting details of SUDS has been considered. However Hampshire County Council as Local Planning Authority are of the opinion that the intension of this policy relates to new buildings which are to be sited on greenfield land and consequently alter the surface water runoff rates. Due to the proposed extension being located in the centre of a developed site and on an area of existing hardstanding the runoff rates are not likely to significantly alter. As a result for this planning application, policy CP4 is not considered relevant.

In conclusion the proposed development is in accordance with policy CP2 and CP9 and for this specific extension policy CP4 is not relevant. 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) and would not materially harm the character of the area as the extension is of high quality design (CP2) and would provide an improvement to an existing educational facility (CP9).

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.

Hours of Working

2. 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 0810 and 0910; and in the afternoon between 1445 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 the 0800 or after 1800 Monday to Friday inclusive and not at all on weekends or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

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

Materials

4. The external bricks to be used shall match as closely as possible in type, colour and texture to those on the existing building.

Reason: To secure a satisfactory development to ensure compliance with policy CP2 of the Rushmoor Borough Council Core Strategy.

Highways

5. The contractors compound and contractors vehicle parking shall be sited for the duration of the construction works in the location detailed on plan P9223-4203-115 RevA.

Reason: To ensure there is no impact on the local highways and existing on site car parking provision.

Air Conditioning Unit

6. No development shall take place until further information has been provided about the noise emission characteristics of the proposed air conditioning unit and any mitigation measures that may be proposed has been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed and retained in accordance with the approved details.

Reason: To protect the amenity of neighbouring occupiers.

Case Officer

Kristina King

Date...02/03/2012.....

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

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Richard Read

Date.....02/03/2012.....

Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)

Rushmoor Borough Council Core Strategy (Adopted October 2011)

Policy CP2 – Design and Heritage

Development proposals will be permitted provided that they:

- a) Include high quality design that respects the character and appearance of the local area;
- b) Protect and enhance the Borough's heritage assets, including its military and aviation history with particular protection to be given to nationally designated sites;
- c) Provide safe and secure communities through, for example, compliance with Secured by Design;
- d) Do not result in any demonstrable harm to amenity;
- e) Provide accessible and attractive pedestrian and cycle routes to ensure permeability across the site and with surrounding areas;
- f) Are designed in an inclusive way to be accessible to all, and for residential development to meet the Government's targets for lifetime Homes;
- g) Maximise the opportunities for a mix of uses;
- h) Respect the amenity and biodiversity value of urban greenspace;
- i) Provide high quality usable open spaces and public realm;
- j) Use design, layout, building orientation, massing and landscaping to reduce energy and water use and minimise the Urban Heat Island Effect;
- k) Provide opportunities for greening the environment;
- l) Meet the CABI Building for Life Assessment for residential developments;
- m) Have regard to the Rushmoor Landscape Assessment and are not consistent with more detailed design guidance that may be developed as part of the Rushmoor Plan.

Policy CP9 – Skills and Training

Planning permission will be permitted for development which, subject to compliance with other development plan policies, supports educational opportunities by:

- a) Providing improvements to primary and secondary schools and further and higher education facilities;
- b) Providing adult learning opportunities
- c) Enhancing partnership working between employers and training establishments in the Borough;
- d) Providing new training facilities;
- e) Supporting local skills providers.