

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

Applicant: Hampshire County Council - Children's Services

Proposed canopy between the existing building and the modular building, granted permission reference BDB/75937 at Overton C of E Primary School, Court Drove, Overton, Basingstoke RG25 3ES (No. BDB/76650)

(Received: 27 June 2012)

General

The proposal is for a canopy to link the new standalone modular building (permitted under planning permission BDB/75937) and the existing school building with a translucent canopy to create an outdoor play area for children at the school. The canopy design is sympathetic to both the new and the existing buildings. The translucent canopy used will allow light to pass into both the existing classrooms and the new modular building.

Development Plan

Basingstoke And Deane Borough Local Plan Review 1996 - 2006 (Adopted July 2006) shows the site as an existing school adjoining the Settlement Policy Boundary for Overton. In addition, the School is within the Countryside. The relevant Policies are D8 (Rural Exceptions) and E1 (Development Control).

Consultations

Councillor McNair Scott	Has been informed of the proposal.
Overton Parish Council	No comments received.
Basingstoke and Deane Borough Council	No objection.
Highway Authority	No objection.

Commentary

The new canopy is needed in order to create an outdoor play area for the children of the school. It will not be visible from Court Drove because it is lower in height than the new modular building, from which it will connect to the existing school building. An existing belt of hedgerow and trees screens the new modular building and canopy from Court Drove. Additionally, compensatory planting was also imposed by way of condition between Court Drove and the new modular building, approved under planning permission BDB/75937. As such, it is not anticipated that the development will result in any significant landscape or amenity impacts.

The works are due to take place during the school summer holidays and therefore the impact of the works upon the operation of the school will be minimised. It has however, been condition that no deliveries or construction traffic enter the school site when children are being dropped off or collected

from the school, a condition which was also imposed under planning permission BDB/75937. As such, no concerns have been raised in relation to highway safety or convenience and no significant landscape or environmental impacts are anticipated as a result of this proposal.

It is to be noted by the applicant that the label '2.4m deep canopy. Full width' on Drawing No. P9617-03 Rev 4, is not being approved as part of this permission.

Recommendation

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

Reasons for Approval

1. It is considered that the proposal would be in accordance with the Basingstoke and Deane Borough Local Plan Review 1996 - 2006 (summary attached) particularly Policies D8 (Rural Exceptions) and E1 (Development Control) and, would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety.

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.

Materials

2. The canopy is to be formed using white powder coated aluminium with timber clad columns. The glazing is to be translucent polycarbonate.

Reason: In the interests of visual amenity.

3. The development hereby permitted shall be carried out solely in accordance with the following Drawing Numbers: P9617-01 Rev 2, P9617-03 Rev 4, P9617-06 Rev 3 submitted with the application.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans.

Hours of Working

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, unless otherwise agreed beforehand in writing with the Local Planning Authority.

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

5. 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 0840 and 0925; and in the afternoon between 1530 and 1630.

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.

Highways

6. A Construction Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include; details of the contractors compound, lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety.

Case Officer
Fay Eames

Date.....
22/08/2012

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

.....P Chadwick.....

Date...22/08/2012.....

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

BASINGSTOKE AND DEANE BOROUGH LOCAL PLAN REVIEW 1996 - 2006 (ADOPTED July 2006)

Policy D8 (Rural Exceptions)

As an exception to the general protection of the countryside adjacent to rural settlements, planning permission will be granted for development which the Council is satisfied will meet a genuine local need such as affordable housing, health, education, or a similar community need. Development proposals should complement the character of the rural settlement and the character of the surrounding landscape and not be harmful to the rural environment.

Policy E1 (Development Control)

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. Development proposals need to respond to the local context of buildings in terms of design, siting, density and spacing. Extensions should respect their host building.