

Application Number:	2011/171	Application Type:	Full
Proposal:	Extension of the Existing Facilities and Provision of New Kitchen, Dining Room, Classrooms & Provision of an Outdoor/Indoor Covered Area together with Conservatory Entrance on North Elevation	Location:	Edenfield C OF E School, Market Street, Edenfield
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	12 th July 2011
Applicant:	Edenfield Primary School	Determination Expiry Date:	6 th June 2011
Agent:	Equilibrium Architects		

Contact Officer:	Paul Talbot	Telephone:	01706 238637
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input type="checkbox"/>
Member Call-In Name of Member: Reason for Call-In:	<input type="checkbox"/>
3 or more objections received	<input checked="" type="checkbox"/>
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION(S)

Approval subject to the conditions detailed in section 11 of this report.

APPLICATION DETAILS

2. SITE

The application site relates to an existing primary school situated off Market St, Edenfield. The building is of stone construction with steeple and two pitched roofed sections on the west. There are playground areas to the north and south elevations.

To the north of the site is residential property including a recent housing conversion from farm buildings which is separated by a 1.8m stone wall. To the east is the school playground with open land beyond.

To the south is a terrace of houses which bound the application site and East St, a single track road which runs towards open countryside and neighbouring farm buildings to the east.

The application site lies within the Urban Boundary as designated in the Rossendale District Local Plan.

3. RELEVANT PLANNING HISTORY

2005-380 - Erection of outdoor play area to rear – Approved 09/08/2005

2009-0437 - Creation of small gardening area consisting of fencing, raised beds, small polytunnel and seating area for outdoor learning – Approved 30/09/2009

2011-0012 - Erection of canopy and conservatory to north elevation (amended description) – Approved 18/03/2011

4. THE PROPOSAL

To accommodate an increase in pupils, the applicant seeks permission to extend the existing school and provide a new visitor's reception, class room and associated office space on the south elevation, an extended class room on the east elevation by infilling a part of the playground and a new classroom, kitchen and conservatory/entrance porch extension on the north elevation.

The extensions on the south elevation would project 6.0m from the principal building and the reception would project 3.0m. The proposed classroom would be 6.0m in height. On the east elevation, the extended classroom would project 3.0m and follow the line of the existing building. On the north elevation, a further classroom is proposed which would project 6.0m and be 7.0m in width. Attached to this room is a kitchen which would be 5.0m in width and separates it from the classroom by a corridor running the length of the building. Roof lights are proposed in all elevations of the building which are intended to light the new/extended classrooms.

The extensions increase the floor space by 295sqm and the proposed works are single storey. The buildings would be formed from natural stone under a natural slate roof. In addition, the application has been supported by a Travel Plan which has been revised following an objection from the Highway Authority. The plan makes the following summarised points:

- Currently the school is at maximum intake, which is 140
- From 2012 numbers are to be increased from 20 to 25
- Total numbers will increase to 175 over the next five years

In a bid to address the highway objection, a number of initiatives are cited in the Plan:

- A reduction in single occupancy car use from 71% in 2008 to 58% in 2011.
- An increase in Car Sharing from 1% in 2008 to 13% in 2011.
- New cycle storage installed and used regularly, weather permitting.
- Speed limit reduced on one of the approaching roads
- Drop kerbs on footways near school.

Discussions between the School, the Highway Authority and the County Council have led the Highway Authority to withdraw its objection.

5. POLICY CONTEXT

National Planning Guidance

PPS1 – Delivering Sustainable Development

PPG13 – Transport

Regional Spatial Strategy Policies

North-West of England Plan – Regional Spatial Strategy to 2021

DP1-7 Spatial Principles

RT2 - Managing Travel Demand

RT4 - Management of the Highway Network

L1 - Health, Sport, Recreation, Cultural and Education Services Provision

EM 1 -Integrated Enhancement and Protection of the Region’s Environmental Assets

Saved Policies of the Rossendale District Local Plan

DS1 – Urban Boundary

DC1 – Development Criteria

DC4 – Materials

Other Material Planning Considerations

RBC Submitted Core Strategy (2010)

6. CONSULTATION RESPONSES

LCC – Highways – Original objection has been withdrawn due to additional information provided - “The new information states that the increase in the number of pupils has already been approved and the result of this application would not have an impact on this rise in admissions. Therefore I no longer object to the proposals as they would not have an effect on the highway network. I do have concerns over the impact of the pupils will have on traffic flow and highway safety, and would ask that the travel plan is robustly enforced”.

7. REPRESENTATIONS

To accord with the General Development Procedure Order, a site notice was posted on 27/04/2011 as shown on the site plan. 14 neighbours were notified by letter on 12/04/2011.

Three letters of representation have been received which make the following summarised comments:

- Height of buildings proposed
- Loss of light
- Proposed extension would exacerbate the lack of available parking

8. REPORT

The main considerations of the application are the principle of the development and its impact on visual and neighbour amenity and access/parking.

Principle

The application site is located within the defined Urban Boundary, and, as such, it is acceptable in principle.

Visual Amenity

The extensions to the building would be constructed in matching materials and be single storey in height. Due to the extensions to the building being predominantly to the rear of the site and their modest size, it is considered that they would not have an unduly detrimental effect on the overall character and appearance of the building or the surrounding area. As such, the proposal is acceptable in terms of visual amenity.

Neighbour Amenity

On the north elevation, the extension would project 6.0m and would be 7.0m to the site boundary. Whilst the roof design differs from that on the existing building, the extension would still be single storey and would not project further forward than the existing building.

To the south elevation, the proposed roofs are a mix of flat and hipped that contain roof lights to provide additional light to the proposed classrooms. The extensions would be set behind a terraced row to the south, 184-188 Market St and stand 22.0m from their rear elevations. Given the separation distance and their single storey height, it is considered that the extensions would not give rise to a loss of privacy, outlook or light to either the north or south elevations of the site and as such, the proposal is acceptable in terms of neighbour amenity.

The resident's concerns in relation to loss of light and the height of the buildings are acknowledged.

Access/Parking

The Highway Authority originally objected to the proposal, citing that additional traffic and associated parking issues would arise from the increased number of students attending the school. Since this original objection, further discussion has taken place between the County Council as Local Education Authority and its Highway Authority. Highway Authority has since withdrawn the objection to the scheme. Consequently, the Highway Authority has no objection to the proposal as a sufficient level of off street parking would be maintained. The development would not affect traffic flow or cause cars to park on the highway and as such is acceptable in terms of highway safety providing the travel plan is enacted.

9. CONCLUSION

Approval subject to the conditions detailed in section 11.

10. REASONS FOR APPROVAL

The proposed development is appropriate in principle within the Urban Boundary and would not unduly affect visual and neighbour amenity or highway safety. Therefore, it is considered that the proposed development is in accordance with PPS1/PPG13, Policies DP1-7/RT2/RT4/L1/EM1 of the Regional Spatial Strategy and Policies DS1/DC1/DC4 of the Rossendale District Local Plan.

11. CONDITIONS

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

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with plan(s) numbered ED-0015-SLP, 15-10, 11, 12, 13, 14, 15 & 16 received on 11 April 2011.

Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.

3. All materials to be used in the elevations and roof of the extensions/canopy/conservatory shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interest of visual amenity in accordance with Saved Policy DC.1 of the Rossendale District Local Plan.

4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Saved Policy DC.1 of the Rossendale District Local Plan.

Note for Applicant

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.