

BOROUGH OF KETTERING

Committee	Full Planning Committee - 04/09/2014	Item No: 5.4
Report Originator	John Hill Development Officer	Application No: KET/2014/0372
Wards Affected	Welland	
Location	Rushton Primary School, Station Road, Rushton	
Proposal	Full Application: Single storey side extension	
Applicant	Mr M Muttitt Baily Garner LLP,	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. Notwithstanding the submitted details no development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Section 12 of the National Planning Policy Framework

Officers Report for KET/2014/0372

3.0 Information

Relevant Planning History

KET/2014/0179 Single storey extension with canopy to west elevation.
Withdrawn. May 2014.

Site Description

Officer's site inspection was carried out on the 16th July 2014.

The application site is Rushton Primary School which sits off Station Road, Rushton. It sits within a built up frontage with residential properties to either side and opposite.

Proposed Development

The proposal is to erect an enclosed entrance to an existing entrance that is set back into the site on the western side of the school. It is relatively small in size having regard to the scale of the existing school measuring 2.5m x 3.3m and 2.7m high. It will sit 0.7m in from the boundary so as to retain an existing access to the side. It is to be of flat roof construction with the side wall facing the neighbouring property being of red brick construction, having been amended from a rendered finish. The entrance is to consist of an aluminium powder coated door and window as is the soffit and fascia.

The school have advised that the purpose of the extension is to provide a new reception to resolve a serious security issue, to ensure the safety of the children attending the school arising from the existing internal layout.

Any Constraints Affecting the Site

Site lies within Rushton Conservation Area.

4.0 Consultation and Customer Impact

Environmental Health

No comments

Rushton Parish Council

Comment that the revised application (i.e. the withdrawn application KET/2014/0179) will be less obtrusive when viewed from Station Road most of previous comments still apply. Further comment that plans are still inaccurate and do not show the large extension built a couple of years ago and the photographs of the school and the neighbouring property (N06 Station Road) are very old and were taken prior to the recent extension mentioned above. Thus they do not properly show the impact on No.6 Station Road. Inaccuracies in Design and Access Statement also not corrected. Point out that the children do not use the entrance which is the subject of the application they use an entrance on the other side of the school so much of the reasoning for the extension seems to be invalid.

Neighbours

An objection has been received for a residential occupier whose property adjoins the site. Their objection covers the following points:

- school has been massively overdeveloped
- proposed flat roof on the visible frontage of this Victorian school will not fit in and will ruin the character of the school as will the proposed rendered wall as there are no other rendered walls within the school site.
- lead to believe from my previous refused applications that flat roofs were not favoured in the village
- previous extensions to the school have left 2ft between 6 Station Road and the school, maintenance is now almost impossible causing problems of with maintenance and will cause damp.
- proposed plans will again leave 2ft and compound this problem
- the existing boundary has 30m of its 50m length developed and is already enclosed and overpowering, the proposed plans will provide further enclosure.
- proposed flat roof will dominate the small space with it being approx 1m higher than adjacent brick boundary wall allowing easy access to their property for criminal acts.
- if development goes ahead will live on an end terrace rather than a detached Victorian House

Revised plans and documents

Rushton Parish Council – Observe that there have been cosmetic changes to the planning application but still concerned that the neighbour is materially affected by the height of the proposed development. Other than that previous comments still apply.

5.0 Planning Policy

National Planning Policy Framework (NPPF)

Section 7 Requiring good design

Section 12 Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy (NNCSS)

Policy 13 General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on character and appearance of Rushton Conservation Area
3. Impact on amenity of neighbouring residential occupiers.

1. Principle of development

There is no objection to the principle of extending the school subject to satisfying considerations associated with the impact the proposed development has on the character and appearance of the Rushton Conservation Area and any impact it has on the amenities of any neighbouring residential occupiers.

2. Impact on the character and appearance of the Rushton Conservation Area

S 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 lays down a general duty as respects conservation areas to pay special attention to the desirability of preserving or enhancing the character and appearance of that area

The NPPF sets out in part in paragraph 131 that local planning authorities in determining planning applications should take account of the desirability of sustaining and enhancing the significance of a heritage asset.

Policy 13o of the NNCSS seeks to conserve and enhance the designated built environment assets and their setting.

The application site lies within the Rushton Conservation Area, a heritage asset. The school is identified on the Appraisal Plan as a 'significant building' although there is no direct reference to it in the text of the appraisal.

In assessing its impact it is noted that the location of the proposed extension within the site is set back in excess of 15m from the frontage of the site to Station Road and behind an existing vertical timber 'open' fence and gate in excess of 2m high. It is at the end of the relatively narrow gap that is formed by the dominating bulk of the school on the one side and the even taller bulk of the detached property, 6 Station Road, on the other side of the boundary wall. As a result of this the proposed location of the extension would not be readily open to views from the public domain; the only point from where it could be viewed would be when looking directly down the side of the school from Station Road albeit it would sit behind the aforementioned fence/gate.

In looking at the design of the extension this has been amended on two occasions. An original application was withdrawn because of concerns and this current application has been amended to introduce matching brickwork to the side elevation facing the boundary. Whilst some concern has been expressed regarding the flat roof, the possibility of putting a pitched roof has been explored but for such a relatively small extension it would look unbalanced and would also increase the impact on the neighbouring property so it is considered a flat roof is acceptable for such a relatively small structure. Again there was also some concern regarding the materials to be used for the combined windows and entrance doors but the existing doors to this part of the school and some of the nearby windows are replacement ones and on this basis, and again noting the location within the site, this is considered acceptable.

Taking all the above considerations into account it is concluded that the

proposed extension would preserve the existing character and appearance of the Rushton Conservation Area and therefore be compliant with both Policy 13 of the NNCSS and Section 12 of the NPPF.

3. Impact on amenity of neighbouring residential occupiers

Policy 13I of the NNCSS seeks to safeguard the amenities of neighbouring properties. In this case objections/concerns have been received from both the Parish Council and the adjoining occupier .They mainly focus on the height of the proposed extension and its proximity to the boundary.

The boundary at the point where the proposed extension is to be sited is defined by an existing brick wall approximately 1.7m high. However sitting immediately adjacent to this on the neighbours side is a substantial detached pitched roof brick out building which itself dominates the boundary and will continue to do so if the proposed development were to go ahead. The proposed extension will also still leave a gap of 0.7m from the boundary and therefore leave a degree of separation between the built development of the school and the neighbouring property.

There will be no adverse impact on the amenity of the neighbouring residential occupier as a result of the proposed development. The proposal is therefore considered compliant with Policy 13 of the NNCSS.

Conclusion

The proposed development is considered compliant with national planning policy guidance and the relevant policy of the Development Plan. It is therefore recommended that planning permission be granted

Background Papers

Title of Document:

Date:

Contact Officer:

John Hill Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: