

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/06/2012	Item No: 5.11
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2012/0302
Wards Affected	Slade	
Location	Loddington C of E Primary School, Main Street, Loddington	
Proposal	Full Application: Mezzanine floor to provide additional classroom	
Applicant	Mr S Walters Loddington CEVA School,	

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.

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Section 12 of the National Planning Policy Framework, Policies 2 and 27 of The East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy. The issues relating to amenity is a material planning consideration and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

Officers Report

3.0 Information

Relevant Planning History

KET/2011/0564 – Installation of 22 no photovoltaic panels on the side roof plane (approved).

Site Description

Officer's site inspection was carried out on 16/05/2012.

The application site consists of a Primary School located with the village of Loddington and its Conservation Area. The school is located within a residential street but neighbouring a public house, to the north of the application site.

The school is constructed of limestone with a slate roof, similar to many buildings within this street and in fact the Conservation Area. The school is double gable fronting onto the public highway which is to the north-west of the site. The school sits on a raised ground level to the street/public highway. The school has been subjected to several modern brick extensions of varying quality and character.

To the front, (north-west) boundary of the application site, adjacent to the highway is an approximately 1.5m high stone wall with iron railings. To the southern side boundary of the site there is a high stone wall with planting above abutting the boundary with no. 9 Main Street. To the rear of the existing school buildings and extensions is a play-ground with high stone wall to the southern boundary of the site, 1.5m brick and stone wall to the northern side boundary and various buildings including red brick building and gazebo.

Proposed Development

The proposal is for the insertion of a mezzanine floor in existing building to provide additional classrooms and the insertion of a window in the first floor rear (south-east) elevation and numerous velux roof lights.

Any Constraints Affecting The Site

Loddington CA (Conservation Area)

Setting of the Grade II Listed 9 Leighton House adjacent to the southern boundary of the application site

4.0 Consultation and Customer Impact

Environmental Health

No comments

Neighbours

Number 23 Parklands Close have written in objecting to the proposed first floor window in the rear (south eastern) elevation on the grounds that it will unduly impact their amenity through loss of privacy from direct overlooking and

request that the window is obscure glazed.

5.0 Planning Policy

National Planning Policy Framework

Sections 7 and 12

Development Plan Policies

East Midlands Regional Plan

Policy 2 – Promoting Better Design

Policy 27 – Regional Priorities for the Historic Environment

North Northamptonshire Core Spatial Strategy

Policy 13

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Impact on the character and appearance of the Conservation Area
3. Impact on the setting of a Listed Building
4. Amenity

1. Principle

The application site consists of Loddington C of E Primary School, which falls within the designated Loddington village boundary and Conservation Area. As the proposal is for additional space within an existing school, it is therefore considered, in principle acceptable subject to the impact of the proposal on the amenity of neighbours and the impact on the character and appearance of the Conservation Area.

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

The proposal is for the insertion of a mezzanine floor in the existing school building to provide additional classroom space and the insertion of a new window in the first floor of the rear elevation, three velux roof lights in the northern side elevation of the roof slope and one velux roof light in the southern side elevation of the roof slope. The works as proposed will not be viewed from the public realm and therefore are unlikely to have a significant impact on the character and appearance of the Conservation Area in accordance with Section 72 of the Planning and Listed Buildings Act 1990, section 12 of the NPPF, Policy 13(o) of the North Northamptonshire Core Spatial Strategy and policy 27 of the East Midlands Regional Plan.

3. Impact on the setting of a Listed Building

Given the nature of the works, the existing presence of the building and the high stone wall in between the application site and the neighbouring Grade II Listed, 9 Leighton House, the proposal is unlikely to significantly harm the setting or the significance of this building in accordance with Section 66 of the Planning and Listed Buildings Act 1990, section 12 of the NPPF and Policy 27 of the East Midlands Regional Plan.

4. Amenity

The property to the rear of the application site, number 23 Parklands Close, is over 50 meters away from the application site and number 2 The Grove is approximately 35 meters to the north of the application site. Although there may be some additional overlooking from the proposed additional windows, given the distance to neighbouring properties and the oblique angles to which these properties sit in relation to the school, then the impact on amenity is considered minimal and not sufficient to refuse the application or require significant obscure glazing and for windows to be fixed shut. This is considered in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposal will preserve the character and appearance of the Conservation Area in accordance with Section 72 of the Planning and Listed Buildings Act 1990, Policy 13(o) of the North Northamptonshire Core Spatial Strategy and policy 27 of the East Midlands Regional Plan. In addition, it is unlikely to have a significant impact on the amenity of neighbouring properties in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy and Policy 2 of the East Midlands Regional Plan.

Background Papers

Title of Document:

Date:

Contact Officer:

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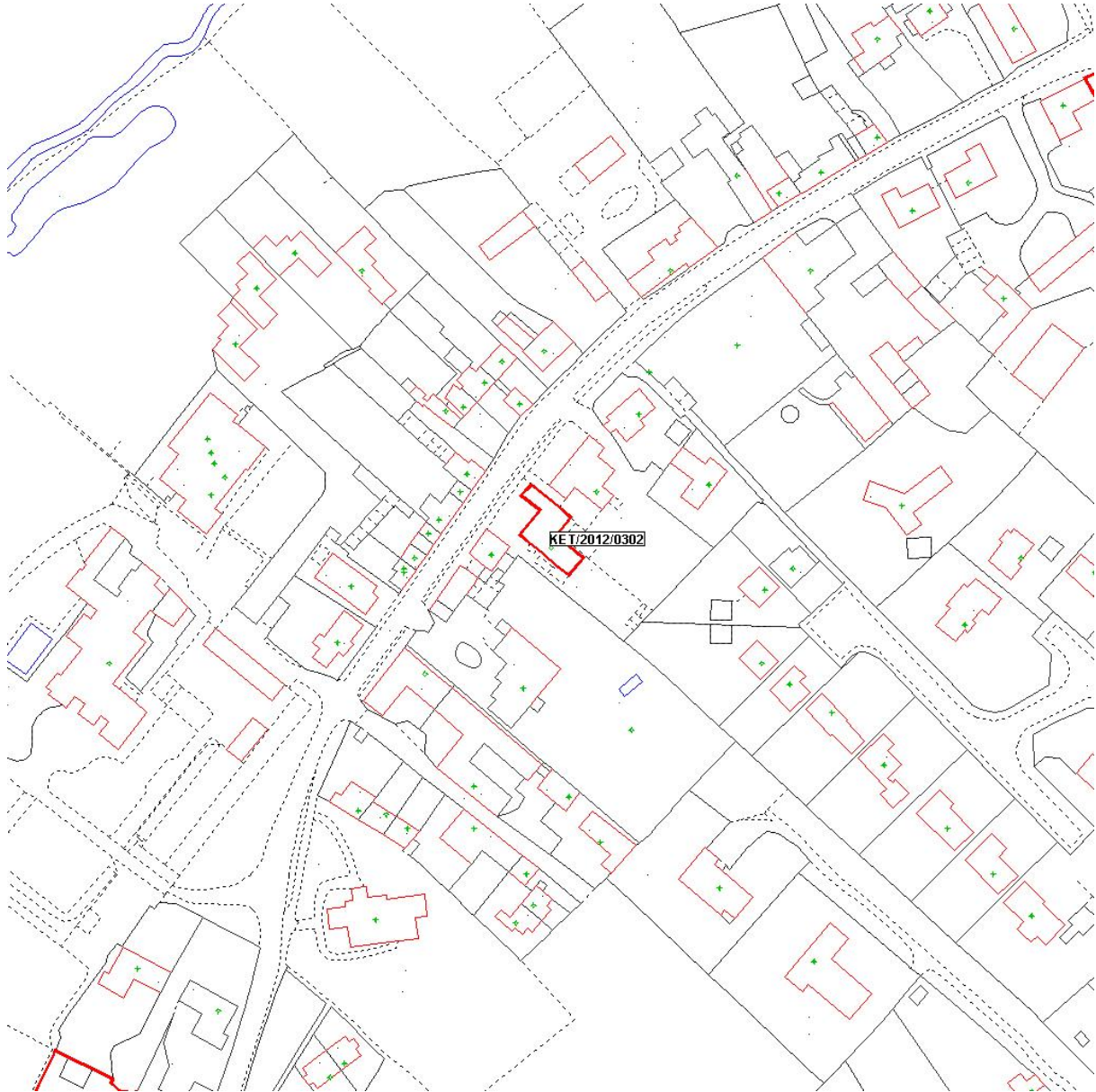
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SITE LOCATION PLAN

Loddington C of E Primary School, Main Street, Loddington
Application No.: KET/2012/0302



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