

Item No. 14

APPLICATION NUMBER	CB/15/03920/FULL
LOCATION	Hadrian Academy, Hadrian Avenue, Dunstable, LU5 4SR
PROPOSAL	Construction of two new out of school classrooms, new WCs and storage rooms, an extension to the existing dining room and formation of a covered courtyard.
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Chatterley
CASE OFFICER	Nicola Darcy
DATE REGISTERED	14 October 2015
EXPIRY DATE	09 December 2015
APPLICANT	Hadrian Academy
AGENT	PCMS Design
REASON FOR COMMITTEE TO DETERMINE	Application on Council land with objections received that cannot be overcome by condition
RECOMMENDED DECISION	Full Application - Recommended for Approval

Summary of Recommendation

The proposed extension would not have a detrimental impact upon the residential amenity of nearby occupiers and with the addition of four additional staff parking spaces, would be in accordance with the Local Transport Plan Parking Standards. The proposal would further be in accordance with Policies BE8 & T10 of the South Bedfordshire Local Plan Review 2004 and having regard to the National Planning Policy Framework (2012).

Site Location:

Hadrian Academy is situated at the end of Hadrian Avenue in the east of Dunstable. The site is approximately 1.6 hectares.

The original school building was constructed in 1965 and has had several additions since to provide additional space. The current building is a mixture of single and two storey blocks. In addition, the site benefits from a grass sports field and a large playground. There is a nursery on site situated to the north of the school buildings which is a purpose built, free standing building.

The Application:

The application is for a single storey, infill extension to the southern elevation of the school to achieve the following:

- Maximise the dining room footprint, to enable space-saving tables and seating to be installed: The dining area is currently on a 'raised stage' at one end of the school hall. Due to the rise in pupil numbers, the dining area is no longer large enough. The proposal details extending the raised stage area to provide additional space, enabling more pupils to dine together, and also allowing the dining furniture to be efficiently stored.
- Provide a multi-function space that can be used independently of the school: The school is seeking for additional accommodation to provide for breakfast and after-school clubs, as well as more independent use, such as holiday clubs and weekend hire. This space would have direct access to the new covered courtyard area. Light would be maintained into the hall by means of new roof lights, (there is currently curtain walling to the rear of the raised stage area)
- Provide new WC facilities: The proposal includes independent children's WCs (girls and boys) and an Adult/DDA WC accessible jointly from both the dining area and the out of school classroom. The main doorway to this block would be from a covered courtyard.
- Provide additional storage facilities: Two new storerooms would be created, one specifically for the adjacent dining area and another to serve the new out of school classrooms.
- Create a covered courtyard: The whole scheme would be unified by a 53m2 central 'covered courtyard' space that would have access from the new dining room extension, allowing access to the new WC facilities and would also have doorways to the both of the new out of school classrooms and the external grounds. This would provide circulation space, and also act as an informal 'break-out' area for the out of school classrooms.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

T10 Parking - New Development

(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policy BE8 is still given significant weight. Policy T10 is afforded less weight).

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Reference: CB/15/03807/FULL

Proposal: Construction of a 130m² first floor extension above the existing administration block, and internal reconfiguration of the ground floor administration area.

Decision: Pending on this Committee Agenda

Reference: CB/15/02257/PAPC

Proposal: Construction of a first floor extension above the existing administration block, and reconfiguration of the ground floor administration facilities.

Decision: Pre-App Charging Fee Advice Released

Decision Date: 08/07/2015

Reference: CB/12/04305/FULL

Proposal: Construction of a two classroom modular unit.

Decision: Granted

Decision Date: 28/03/2013

Reference: CB/10/03151/REG3

Proposal: Erection of canopy to provide sheltered play area

Decision: Granted

Decision Date: 12/11/2010

Reference: CB/09/05647/FULL

Proposal: Erection of single storey extension with canopy to increase size of existing classrooms and provision of landscaping to play area.

Decision: Granted

Decision Date: 21/10/2009

Case Reference: SB/06/01444

Proposal: Erection of rear conservatory attached to existing library

Decision: Granted

Decision Date: 26/02/2007

Reference: SB/07/0019

Proposal: Disabled parking space (BC/CC/2007/8) (regulation 3 refers)

Decision: Granted

Decision Date: 23/02/2007

Reference: SB/04/00067

Proposal: Replacement boundary fence with 1.8m palisade fence.

Decision: Granted

Decision Date: 01/03/2004

Reference: SB/01/00012

Proposal: Erection of two storey classroom extension and re-siting of temporary classroom (BC/CC/01/47 refers)

Decision: Granted
Decision Date: 28/03/2002

Reference: SB/01/00005
Proposal: Erection of replacement fencing 1.8 m high (Reg 3) (BC/CC/01/0014 refers)
Decision: Granted
Decision Date: 12/04/2001

Consultees:

Town Council:	No objections.
Highways Officer:	Awaiting comments.
Strategic Transport Officer:	No objection subject to a condition to update existing Travel Plan and for annual monitoring.
Highways:	No objection.

Other Representations:

Neighbours	Objections from the following: 2 School Houses, 83, 86, 96, 98, 99, 101, 106 Hadrian Avenue; 8, 13, 15, 18, 19, 26, 49 Goldstone Crescent
	<ul style="list-style-type: none">- Increased noise- Insufficient staff car parking provision- Existing parking pressures- Out of date Travel Plan- Out of keeping with the character of the area

Determining Issues:

The main considerations of the application are;

1. Principle
2. Design and Impact Upon Neighbouring Occupiers
3. Parking and Highway Considerations
4. Other Considerations

Considerations

1. Principle

- 1.1 The Academy has recently seen an increase in pupils and staff following a programme of conversion from a lower school to a primary school. The accommodation requirements of the school have also increased, and staff have identified a need for improvements to the dining facilities. To accompany this, there is an aspiration to provide additional 'out of school' classrooms that can also be used independently from the main school.
- 1.2 The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with school promoters to identify and resolve key planning issues before applications are submitted.

1.3 Furthermore, the proposed extension would complement and harmonise with the existing building and would not have a detrimental impact upon the street scene and would thus conform with policy BE8 of the South Bedfordshire Local Plan Review.

2. Design and Impact Upon Neighbouring Occupiers

2.1 The extension would be single storey to match the existing building, with buff/brown brick and white uPVC or timber windows and white fascias. There would be a flat roof to keep the profile low and harmonise with the surrounding buildings.

2.2 Maintaining light levels has been considered and addressed by the addition of roof light lantern lights to the existing flat roof of the stage/dining area, as well as the proposed introduction of a glazed, covered courtyard option. New roof lights would be added to the existing classrooms (6 & 7), again to compensate for any loss of light from the extensions. There would be windows and double doors to match the existing building in the new out of school classrooms.

2.3 Materials used for the first floor extension would match the existing school building, with brown brick and white uPVC or aluminium windows. Fenestration detailing would also match the existing building.

2.4 The extension would lie some 40m from the nearest residential properties (number 101 Hadrian Avenue and 47 Carterways) and as such, potential for overlooking is minimal.

3. Parking and Highway Considerations

3.1 Several objections have been made with regard to the existing on-street parking pressures both in Hadrian Avenue and Goldstone Crescent. The objections mainly focus upon staff parking all day in Hadrian Avenue and also the indiscriminate parking of parents at both drop-off and collection times.

3.2 It is important to note that the school have stated that there are to be no staff or pupil increases and that the proposal would improve facilities for existing staff and pupils, as a result of this, the Highways Officer has no objections.

3.3 The school are committed to improving relations with local residents and have recognised that there may be a shortfall in the number of staff parking spaces that are available within the school grounds and have proposed an additional four spaces to be associated with this proposal. A previous application (CB/12/04305) detailed an additional 8 spaces, however, it is understood that these spaces were not clearly marked out within the school grounds, therefore, it is considered appropriate to ensure a final parking scheme detailing an additional 4 spaces (as stated in the accompanying information submitted with the application) be required and secured by condition.

3.4 The application has also provided an opportunity to secure an update to the school's travel plan, which should help ease existing parking problems at drop-off and pick-up times. As such, subject to the imposition of the recommended conditions, it is considered that the proposal would have a beneficial impact on parking and wider highway safety and capacity.

4. Other Considerations

4.1 Human Rights issues:

The proposal raises no Human Rights issues.

4.2 Equality Act 2010:

The Design and Access Statement that accompanied the application states that entry to the proposed out of school classrooms would be level, step-free and accessible to all. Making the classrooms accessible has informed the design concept from the outset. There would be a new DDA / Adult WC introduced as part of the proposed development. The covered courtyard area also would be level and step free.

4.3 For the extension to the raised stage dining area, there is an existing platform lift which allows access from the raised area to the front of the school.

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

(Policy BE8 S.B.L.P.R)

- 3 Before the building is first brought into use, the school Travel Plan shall be updated and submitted to and approved by the Local Planning Authority. The plan shall contain details of:

- a. plans for the establishment of a working group involving the School, parents and representatives of the local community;

- b. pupil travel patterns and barriers to sustainable travel;
- c. measures to encourage and promote sustainable travel and transport for journeys to and from school;
- d. an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review;
- e. measures to manage the car parking on site.

All measures agreed therein shall be undertaken in accordance with the approved plan. There shall be an annual review of the Travel Plan to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.

- 4 Prior to the commencement of the construction of the extension hereby approved, the parking scheme shown on Drawing No. 376-101B shall be completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure the additional proposed parking is implemented in order to minimise on-street parking in Hadrian Avenue.
(Section 4, NPPF)

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 376-101B, 380-101A, 380-102A, 380-103A, 380-104A, 380-105B & 380-106B.

Reason: To identify the approved plans and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)

Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

4. The applicant is advised that further information regarding the updating of the School Travel Plan is available from the Transport Strategy Team, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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