

Item No. 22**SCHEDULE C**

APPLICATION NUMBER	CB/09/00932/FULL
LOCATION	ST SWITHINS SCHOOL, IVEL ROAD, SANDY, SG19 1AX
PROPOSAL	FULL: EXTENSION TO STAFFROOM AT LOWER SCHOOL, REMOVAL OF BAY WINDOW AND REPLACEMENT WITH DOUBLE DOORS OF NURSERY SCHOOL AND PROVISION OF MONOPITCHED ROOF CANOPY
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Blaine & Cllr Aldis
CASE OFFICER	Annabel Gammell
DATE REGISTERED	01 June 2009
EXPIRY DATE	27 July 2009
APPLICANT	St Swithins VC Lower School
AGENT	Mouchel Parkman
REASON FOR COMMITTEE TO DETERMINE	LAND OWNED BY CENTRAL BEDFORDSHIRE COUNCIL
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Site Location:

The application site is St Swithuns Lower School in Sandy, which is located on the corner of the High Street and Ivel Road to the south east of Sandy town centre. The school site comprises a Lower School building, a Nursery building, a site agents bungalow, staff car parking and outdoor facilities the site is within the Sandy conservation area. The Lower School building is central within the site and is a modern, single storey, brown brick building with white window detail and the Nursery building is to the west of the site and is a modern, single storey, red/brown brick building with green window detail. The site has residential development to the north, east and south, St Swithuns Rectory and Church to the north-west and playing fields to the west.

The Application:

Lower School: Extension to staff room.

Nursery School: Removal of bay window and replacement with double doors, provision of a mono-pitched roof canopy.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS 1 Delivering Sustainable Development (2005)

Mid Bedfordshire Local Plan First Review 2005 Policies

Policy DPS6 Mid Bedfordshire Adopted Local Plan (2005)

Planning History

MB/09/00369/FULL	Full: Single storey extension to provide an Autism Unit comprising of Classroom, Quiet Room, Office and Toilets.
81/00432/CC	New Lower School and Outdoor Play Area, including siting for future day nursery, swimming pool and Caretakers House. Approved 13/10/1981
86/00715/CC	Erection of a boundary wall. Approved 06/11/1986
98/00666/CC	Erection of a Nursery Unit. Approved 19/07/1989

Representations: (Parish & Neighbours)

Sandy TC:	No objections
Adjoining Neighbours:	No comments received

Consultations/Publicity responses

Site Notice Posted 22.06.09:	No comments received
Newspaper Advertisement Posted 12.06.09:	No comments received

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

The Lower School: The extension to the staff room would be of rectangular design adding an additional 8sqm of floor space. The operation would require the removal of a bay window. The staff room is to the rear of the school and therefore it would not be visible to any view outside the school grounds. The addition of the extension would not have a negative impact upon the character or appearance of the area.

The Nursery: The operation would involve the removal of a bay window and the installation of a set of double doors. Over the door would be a new mono-pitched canopy it would be of rectangular design measuring some 4 metres by 3 metres. The canopy frame would be constructed from green powder coated aluminium with a translucent mono pitched roof. It is considered that the size, scale, density, massing and orientation of the proposed canopy are appropriate in this location and that no harm to the character or appearance of the area would be caused.

It is not considered that the extension to the staff room or the double doors and

canopy of the Nursery would have a detrimental impact upon the character and appearance of the surrounding area which is in accordance with Policy DPS6 of the Mid beds Adopted Local Plan (2005).

2. Impact on the residential amenity of neighbouring properties

Due to the orientation of the Lower School and screening by the Nursery building the extension to the staff room would not be visible from anywhere outside the school site. The door and canopy on the Nursery building could be visible over long distance views to the west, as the canopy would match the design of the building it is considered that it would not have a negative impact on neighbouring residents. The closest residential dwelling to the extension would be the Rectory which is over 15 metres away and divided by a wall of some 2 metres.

No representations have been received from neighbouring residents.

3. Any other implications

The canopy would be in compliance with the requirements of the Government's "Every Child Matters Agenda" for children to learn outside. The proposed canopy would provide the opportunity for outside learning and minimise potential harm from the elements.

Reasons for Granting

The scheme, by reason of its site, design and location, is in conformity with Policy DPS6 of the Mid Bedfordshire Local Plan First Review Adopted December 2005; Planning Policy Statement 1: Delivering Sustainable Development (2005).

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 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/complement the existing building(s) and the visual amenities of the locality.

DECISION

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