

**Item No. 23****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>MB/09/00369/FULL</b>
<b>LOCATION</b>	<b>ST SWITHINS SCHOOL, IVEL ROAD, SANDY, SG19 1AX</b>
<b>PROPOSAL</b>	<b>FULL: SINGLE STOREY EXTENSION TO PROVIDE AN AUTISM UNIT COMPRISING OF CLASSROOM, QUIET ROOM, OFFICE AND TOILETS.</b>
<b>PARISH</b>	<b>Sandy</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Blaine &amp; Cllr Aldis</b>
<b>CASE OFFICER</b>	<b>Godwin Eweka</b>
<b>DATE REGISTERED</b>	<b>30 April 2009</b>
<b>EXPIRY DATE</b>	<b>25 June 2009</b>
<b>APPLICANT</b>	<b>Central Bedfordshire</b>
<b>AGENT</b>	<b>Mouchel Parkman</b>

<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>APPLICATION IS ON COUNCIL OWNED LAND</b>
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<b>RECOMMENDED DECISION</b>	<b>FULL CONDITIONAL APPROVAL</b>
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**Site Location:**

This is an existing school, which is situated just off the High Street and occupies a corner position where the High Street merges with Ivel Road and lies in a conservation area. The school is within a walking distance to Sandy Railway Station and with access to other public transport like buses.

**The Application:**

Single-storey extension to provide an Autism Unit, comprising of classroom, quiet room, office and toilets.

The proposed classroom, quiet room, office, corridor, store and boiler room, would have a total internal floorspace of about 115.5 (square metres).

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

PPS1 Delivering Sustainable Development

**Regional Spatial Strategy**

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

**Mid Bedfordshire Local Plan First Review 2005 Policies**

DPS6

## Planning History

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 Town Council Support development.  
Neighbours No comments received.

## Consultations/Publicity responses

Archaeology No objection.

However, there is a high likelihood that the application area will contain archaeological deposits relating to the development of sandy as a settlement and these remains could date from the later prehistoric through the medieval periods. The proposed development have a negative and irreversible impact upon any surviving archaeological deposits present on site. However, this does not present an overriding constraint on the development provided that adequate provision is made for the investigation and recording of any archaeological remains that may be affected.

Highways Section No objection.

Access Officer Any design should comply with the Department for Children, Schools and Families Building Bulletin 102 "Designing for Disabled Children and Children with Special Educational Needs."

Environmental Health No objection.

## Determining Issues

The main considerations of the application are:

1. Principle of Development
2. Impact of Development on Character and Appearance of the Area
3. Impact of Development on Neighbouring Properties
4. Highway Safety Implications
5. Other Issues

## **Considerations**

### **1. Principle of Development**

The proposed development includes a side extension to accommodate a new classroom, quiet room, office, corridor, store and boiler room. This single-storey additional accommodation sits well within the grounds of the school and complies with the criteria as set out in Policy DPS6 of the Mid Bedfordshire Local Plan 2005.

The above policy allows for the re-arrangement of uses within a site or the erection of new building(s) like this one, which is ancillary to an existing development such as this school building(s), as long as the proposed development does not seriously harm neighbours through undue loss of light or privacy and extension(s) do not result in overdevelopment of the site, the development should be appropriate in scale and function to the existing development, with matching materials.

Furthermore, that the development does not result in unacceptable loss of off-street car parking or amenity area or landscaping or result in unacceptable impact on the character and appearance of the streetscene or general locality.

In light of the above, it is considered the principle of development is acceptable.

### **2. Impact of Development on Character and Appearance of the Area**

The proposed side/front extension would be sited towards the highway and proximity to the site boundary and the High Street and it is not considered the development would have any significant adverse impact on the conservation area. The high boundary wall to the High Street and the corner with Ivel Road, restricts views.

There is a cherry tree on the proposed site, which is due to be felled. The Arboricultural Officer has advised that no objection would be raised to its removal. Therefore, the proposed single-storey front/side extension will have little impact on the character and appearance of the conservation area.

### **3. Impact of development on Neighbouring Properties**

The proposed development does not lie or adjacent to any residential property. However, the only nearby properties are across the opposite side of the High Street. It is considered therefore, that no adverse impact would be caused.

### **4. Highway Safety Implications**

The proposed 'specialised unit' will attract pupils from outside Sandy and therefore, some additional vehicular trips may be generated. However, there is no capacity problems on the highway to accommodate them.

There may also be additional demand for parking which however, can be accommodated on-street. In the circumstances, it is considered the proposal is satisfactory.

## **Other Issues**

5. The applicant is supporting this application with a written justification. It is advised that the proposed development would be an eight place 'Autistic Spectrum Disorder Inclusion Unit' to cater for the needs of the wider local community within the school, which has been recognised as having expertise in the inclusion of ASD pupils. Furthermore, it is advised that there are currently a number of pupils with ASD within the wider local community who do not have a local placement in education and for whom journeys to provisions elsewhere in the county are too far.

**Reasons for Granting:**

The proposed development is considered acceptable and in scale, proportional to the existing building(s) and complies with the criteria of Policy DPS6 of the Mid Bedfordshire Local Plan 2005.

**RECOMMENDATION**

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 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.

- 3 **No development shall take place within the development area as shown on the submitted plan and area of archaeological interest until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the details approved.**

**Reason: To safeguard archaeological interests in accordance with Planning Policy Guidance Note (PPG16).**

**DECISION**

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