

Item No. 11**SCHEDULE C**

APPLICATION NUMBER	CB/09/05232/TP
LOCATION	Eaton Bray Lower School, School Lane, Eaton Bray, Dunstable, LU6 2DT
PROPOSAL	Erection of extension to provide new classroom
PARISH	Eaton Bray
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes and Cllr Mrs Marion Mustoe
CASE OFFICER	Nicola McPhee
DATE REGISTERED	18 June 2009
EXPIRY DATE	13 August 2009
APPLICANT	Eaton Bray Lower School
AGENT	A P Whiteley Limited
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The land is owned by Central Bedfordshire Council Grant Planning Permission

Site Location:

Eaton Bray Lower School is situated on the northern side of School Lane, outside the built-up area of the village and within the Green Belt. A recreation ground lies to the east of the site and the residential properties of 28-46 School Lane are to the south. The school grounds are enclosed by way of a mixture of fencing, gates and mature shrubbery and trees.

A new nursery building has recently been built in the school grounds. The design of the building is unique, with asymmetric roofline's, a "copper" green roof and purple stained timber cladding.

The school buildings are situated to the north east of the site and are only visible from the entrance gates.

The Application:

Permission is sought for an additional classroom and library to be situated in an existing recess within the south-east facing elevation of the main school building. The area is currently a paved courtyard occupied by a pergola. The overall depth of the extension would be 10.5 metres and it would project beyond the existing building line by approximately 3.9 metres. The total width would be 6.2 metres.

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

PPS1 - Delivering Sustainable Development

PPG2 - Green Belts

PPS7 - Sustainable Development in Rural Areas

Regional Spatial Strategy

East of England Plan (May 2008)

SS1 - Achieving Sustainable Development
SS7 - Green Belt
ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review Policies

BE8 - Design Considerations

Planning History

SB/CC/85/0545	Erection of replacement lower school.
SB/CC/07/0452	Erection of nursery building and construction of hardstanding, play area and footpath.

Representations: (Parish & Neighbours)

Parish Council (14/07/09)	The Parish Council have no objection to an additional classroom, however believe the proposed design is architecturally inappropriate for current building style <i>(residential/country setting)</i>
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Neighbours	None received to date
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Consultations/Publicity responses

None received to date.

Determining Issues

The main issues considered relevant in the determination of this application are:

1. Reason for Development;
2. Design & Appearance;
3. Green Belt.

Considerations

1. Reason for development

As a direct result of the success of the recently opened nursery building, the number of pupils has risen significantly and it has become essential to increase the teaching space within the main school. The proposed extension would provide an additional classroom and new library area. The existing library is effectively an extension to the main corridor of the school, and the proposed extension would allow for the library to be closed off and become independent from the corridor, but could be opened up for use as a larger meeting/teaching area when required.

2. Design & Appearance

The recently constructed nursery school was the inspiration for the design of

the classroom, The architect has again taken the opportunity to incorporate some fun and interest into the design of the building.

The roof design is based on a 'ladybird' symbol, widely associated with books and children's learning, and would be constructed from moulded GRP (glass fibre reinforced plastics), domed, and coloured red with black spots. The 'eaves' would match those of the existing building and the ridge height would be no higher than the main roof. The black vertical posts separating the glazing sections would offer structural support and anchorage points for the dome whilst also suggesting the 'legs' of the 'ladybird.'

The domed roof would allow projections to be made on to the ceiling from inside as a teaching aid for areas of learning such as the sky at night, inside the earth and for telling the time. Large areas of glazing and the height offered by the domed ceiling would provide a light and airy atmosphere.

The Parish Council state that while they have no objections, they consider that the proposed design is architecturally inappropriate.

We accept that the 'ladybird' design would not reflect the vernacular style of the existing school however it is considered that the design should be relevant and appropriate in its context. Furthermore we consider that the proposed extension would build on the success of the pre-school building, where the use of striking architecture and vibrant colours have contributed to its popularity, by providing a place of visual interest, encouraging children to attend school within a fun and stimulating learning environment.

3. Green Belt

The proposal, is by definition inappropriate development and therefore 'very special circumstances' must be demonstrated to justify the grant of planning permission. The need for additional spaces at the village school is considered to be sufficient justification for allowing the development as a minor departure from the Local Plan. The new classroom would represent an increase in footprint by approximately 10% and is therefore not considered to have any significantly detrimental impact on the openness of the Green Belt.

Conclusion & Reasons for Granting

The proposed development complies with national guidance and Policy BE8 of the South Bedfordshire Local Plan Review in respect of the visual impact of the siting, design and external appearance of the development on the character and appearance of the locality generally, and the openness of the Green Belt and the amenity of neighbouring occupiers.

Recommendation

That Planning Permission be **GRANTED** subject to the following conditions:

- 1 The development 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 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed building/s shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. REASON: To control the appearance of the building/s. (Policies BE8 & H8, S.B.L.P.R).**

- 3 This permission relates only to the details shown on Drawing No's. EBLs/20906/LB/SITEPLANNING and EBLs/20906/LB/01PLANNING1 received 18/06/09 or to any subsequent appropriately endorsed revised plan. REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008).
 SS1 (Achieving Sustainable Development)
 SS7 (Green Belt)
 ENV7 (Quality in the Built Environment)

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

South Bedfordshire Local Plan Review

BE8 (Design and Environmental Considerations)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).

3. 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.

DECISION

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