

Item No. 12**SCHEDULE C**

APPLICATION NUMBER	CB/09/05266/FULL
LOCATION	PULLOXHILL LOWER SCHOOL, FIELDSIDE ROAD, PULLOXHILL, BEDFORD, MK45 5HN
PROPOSAL	FULL: TIMBER POST CANOPY.
PARISH	Pulloxhill
WARD	Flitwick East
WARD COUNCILLORS	Cllr D Gale & Cllr S Male
CASE OFFICER	Vicki Davies
DATE REGISTERED	30 June 2009
EXPIRY DATE	25 August 2009
APPLICANT	Pulloxhill Lower School
AGENT	Mr C Baxter
REASON FOR COMMITTEE TO DETERMINE	COUNCIL OWNED LAND
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Site Location:

Pulloxhill Lower School is located on the eastern edge of the village of Pulloxhill in a primarily residential area. The school site of approximately 1 hectare is located to the south of Fieldside Road and is accessed by a driveway the entrance of which is located between two dwellings. There are residential properties to the north of the school site and open countryside on all other sides.

The Application:

The application seeks consent for a timber post canopy with a transparent polycarbonate roof. The canopy would be 4 metres wide running along the north west elevation of the building and would extend 2.4 metres out from the building. The flat roof of the canopy would be sloped and sit 2.7 metres from ground level, immediately below the fascia boards, 0.25 metres lower than the flat roof of the school building. The canopy would provide a sheltered area for parents and children to wait when arriving at or departing from the pre-school.

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

MB/09/00098/CC	County Council: Retention of one single temporary classroom unit - Approved 12/3/09
MB/08/01523/FULL	Erection of timber post canopy with transparent plastic roof - Approved 1/10/08
MB/07/01078/FULL	Single storey extension and 6 additional parking spaces - Approved 7/8/07

Representations: (Parish & Neighbours)

Pulloxhill Parish Council	Any response received will be reported via the late sheet
Neighbours	Any responses received will be reported via the late sheet

Consultations/Publicity responses

Any responses received will be reported via the late sheet

Determining Issues

The main considerations of the application are;

1. Impact on the character and appearance of the area
2. Impact on residential amenities

Considerations

1. Impact on the character and appearance of the area

Policy DPS6 of Mid Beds Local Plan First Review 2005 states the criteria which proposals to extend buildings need to meet, including that new buildings and extensions are subservient in scale and function to existing development and, where appropriate, their design and use of materials are in keeping; there is no unacceptable loss of off street parking or amenity area or landscaping and there is no unacceptable impact on the character and appearance of the streetscene or general locality. As schools are in a different Use Class to residential or commercial properties it is judged that this policy is not directly applicable. It is considered however, that all built development should accord with the requirements as set out in policy DPS6 and therefore this proposal has been examined in this way.

The canopy would be subservient in scale and function to the existing building. The canopy would match the existing canopy on the western elevation of the school building in terms of design and materials. The proposed and existing canopies are considered to be acceptable in terms of design as they are flat roofed and therefore match the school building which is also flat roofed. The use of timber in constructing the canopy is considered appropriate as it matches the existing canopy and would blend in with the trees and planting surrounding the school building. There would be no loss of car parking, amenity area or

landscaping nor is there an unacceptable impact on the locality.

2. Impact on residential amenities

Policy DPS6 of the MBLP also states that the proposal should not seriously harm the amenities of neighbours through undue loss of light or privacy. The proposal would not impact on the amenities of neighbours as the closest dwelling to the proposed canopy would be over 50 metres to the north east on Fieldside Road. The residents of this property would not be able to see the canopy due to the mature trees and hedgerow that define the boundaries of the school site.

The proposal is in accordance with policy DPS6 of the MBLP as it does not adversely effect the amenities of neighbouring residents.

Reasons for Granting

The proposed development would not have an adverse impact on the character or appearance of the streetscene or general locality, nor would it unacceptably effect the amenities of neighbouring residents. The proposal is in conformity with PPS1 Delivering Sustainable Development and policy DPS6 of the Adopted Mid Bedfordshire Local Plan First Review (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 The canopy hereby permitted shall be constructed using materials to match as closely as possible in colour, type and texture, those of the existing canopy.

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 and associated structures and the visual amenities of the locality.

DECISION

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